

Stones Farm

CRICKLADE

A charming development of 3 and 4 bedroom homes reflecting the unique character of Cricklade and the surrounding area.

 **Newland**
HOMES



Cricklade: contemporary country living

A wonderful opportunity to combine a stunning and eco-friendly natural setting with an abundance of amenities and a close-knit community.

The charming Wiltshire town of Cricklade is home to Stones Farm, a stunning new development by Newland Homes consisting of 25 bespoke 3 and 4 bedroom properties. Cricklade is a Saxon town rich in history that sits on the banks of the River Thames between Cirencester and Swindon. Its motto is 'In loco delicoso', which means 'in a delightful place', and for good reason; it is surrounded by areas of natural beauty, boasts excellent transport links, and benefits from a general helping of modern amenities on its doorstep.

Stones Farm is a discreet development in a carefully handpicked location. Specifically designed with an enhanced landscape, its name derives from the stones used in the town's infamous North Meadow National nature reserve, a unique habitat and Site of Specific Scientific Interest, and which is home to the rare 'Snakeshead Fritillary'.

Exceptional and eco-friendly design

As well as nestling naturally among the surrounding Cotswold stone and countryside, each home boasts a layout with exquisite and carefully considered touches that provide practicality and comfort in every room. Family members of all ages will particularly love having the kitchen at the heart

of the home, and how the innovative design maximises natural light throughout. You will also love the development's meticulous commitment to sustainability, with ecological and biodiverse details added throughout designed to make a difference to the way you live.

The town itself is well connected. The A419 provides easy access to Swindon and the M4 and M5 motorways. Swindon train station is just 8.3 miles away and provides access to local and national rail networks including Oxford, London, the south west and Wales, and other cross-country routes. For those who require international travel, Bristol airport is just over an hour's drive.

A beautiful setting with a wealth of facilities

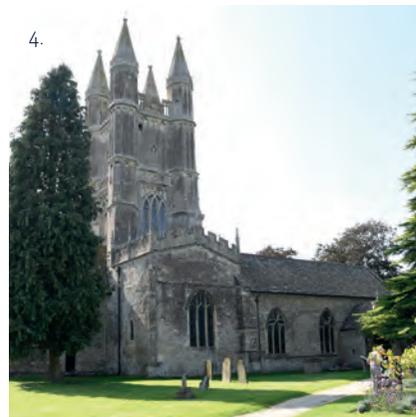
The only Wiltshire-based town on the River Thames, Cricklade has plenty of walking trails and is close to Cotswold Water Park, complete with its 132 lakes, which makes it a perfect base for wildlife enthusiasts and those who love walking, riding and cycling. It's also the perfect gateway to the nearby Cotswold 'Area of Natural Beauty'.

New inhabitants to Cricklade can expect to be greeted by a wonderful sense of friendliness and community. In June, that warmth extends to thousands of visitors to the Cricklade town festival, an event described as one of the largest street events in the west of England. There is a lot to explore all-year round too, from the Swindon & Cricklade Steam Railway, a high street packed full of speciality shops and a labyrinth of listed buildings.

Nearby Swindon is enjoying a mini-boom and it offers a profuse choice of amenities. The Old Town area in particular is home to a wonderful selection of independent shops, art galleries and eating and drinking venues. Serious shoppers can choose from the nearby Orbital and regenerated Regent Circus retail parks, while the Designer Outlet Village – located in the beautifully restored railway works – is home to over 90 stores including iconic fashion brands and high-street favourites.

Those with an active lifestyle can choose between Cricklade's rugby club or leisure centre, while Swindon also has a wide range of sports clubs and fitness/leisure facilities, including the renowned Oasis swimming centre and its planned £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 Cricklade Manor Prep School, St Sampson's Primary school, and the nearby Isambard Community School in Swindon.



Go and explore... 

1. Swindon's Designer Outlet Village.
2. The only Wiltshire-based town on the River Thames.
3. Cotswold Water Park.
4. St Sampson's Church.
5. Cricklade High Street.
6. Swindon's heritage railway.
7. One of the famous North Meadow stones.

Travel Connections

- Swindon Town Centre - 9 Miles
- Swindon Railway Station - 9 Miles
- M4 Junction 15 - 11.8 Miles
- Bristol Airport - 52.1 Miles
- Cirencester - 8.8 Miles
- Cheltenham - 23.3 Miles
- Oxford - 35.3 Miles

Please note: All times and distances from Googlemaps. Car travel times fastest route.





The Hartpury
4 bedroom detached



The Sherston
4 bedroom detached



The Prestbury
4 bedroom detached



The Hampton
4 bedroom detached

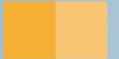


The Cricklade
3 bedroom semi-detached



The Bourton
3 bedroom semi-detached

For further information
contact our sales team.





Stones Farm

CRICKLADE

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.



The Hartpury

PLOTS 23 & 24

This striking 4 bedroom detached home flows beautifully from the traditional hallway to the contemporary open plan kitchen, leading on to a sociable family room and into the well proportioned lounge. Both plots 23 and 24 feature spacious south/south west rear facing gardens. Upstairs boasts a principal bedroom with ensuite and built in wardrobes.

GROUND FLOOR



FIRST FLOOR



Lounge
3.89m x 5.35m
12'9" x 17'6"

Kitchen/Breakfast
4.35m x 3.53m
14'3" x 11'7"

Dining
3.30m x 3.02m
10'10" x 9'10"

Sun Lounge
4.61m x 2.63m
15'1" x 8'7"

Bedroom 1*
3.30m (max) x 3.88m (max)
10'10" (max) x 12'8" (max)

Bedroom 2
3.30m x 3.52m
10'10" x 11'6"

Bedroom 3
3.94m x 3.13m
12'11" x 10'3"

Bedroom 4
2.95m x 2.12m
9'8" x 6'11"

FLOOR PLAN KEY

- A/C Airing cupboard
- B Boiler
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco-bin
- FF Integrated fridge freezer
- L Larder unit
- O Eye level dual single ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- * Dims exclude Wardrobe



The Sherston

PLOTS 12 & 25

A superb double fronted 4 bedroom detached home, built with contemporary living in mind. Both the lounge and kitchen lead on to the garden though the French doors, bringing the outside in. Upstairs the principal bedroom benefits from ensuite shower room and built in wardrobes.

GROUND FLOOR



FIRST FLOOR



Lounge

3.55m x 6.41m
11'8" x 21'1"

Kitchen/Dining/Sun Lounge

4.51m (max) x 9.34m (max)
14'9" (max) x 30'7" (max)

Bedroom 1*

3.60m (max) x 3.92m (max)
11'10" (max) x 12'10" (max)

Bedroom 2

3.32m x 2.92m
10'11" x 9'7"

Bedroom 3

3.32m (max) x 3.39m (max)
10'11" (max) x 11'1" (max)

Bedroom 4

3.09m (max) x 2.09 (max)
10'1" (max) x 6'10" (max)

FLOOR PLAN KEY

- A/C Airing cupboard
- B Boiler
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco-bin
- FF Integrated fridge freezer
- O Eye level dual single ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- * Dims exclude Wardrobe



The Prestbury

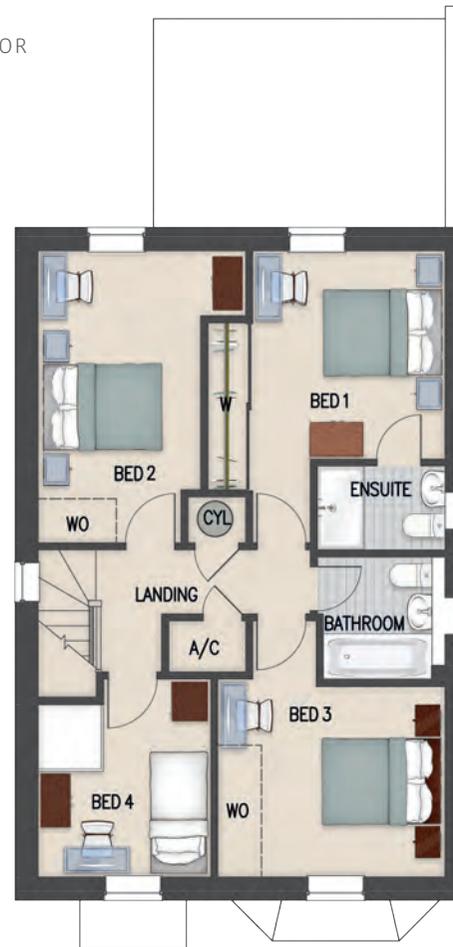
PLOT 9

A beautifully presented 4 bedroom detached home, with the kitchen forming the heart of this home, including feature island, sun lounge and an abundance of space for dining. Upstairs, the principal bedroom features an ensuite shower room and generous fitted wardrobes, ideal for organising clothing.

GROUND FLOOR



FIRST FLOOR



Lounge

4.15m (max) X 4.98m (max)
13'7" (max) X 16'4" (max)

Kitchen/Dining/Sun Lounge

6.35m (max) X 8.45m (max)
20'10" (max) X 27'8" (max)

Bedroom 1*

3.01m (max) X 4.53m (max)
9'10" (max) X 14'10" (max)

Bedroom 2

3.25m (max) X 4.53m (max)
10'8" (max) X 14'10" (max)

Bedroom 3

3.55m (max) X 3.97m (max)
11'8" (max) X 13'1" (max)

Bedroom 4

2.70m (max) X 3.07m (max)
8'10" (max) X 10'1" (max)

FLOOR PLAN KEY

- A/C Airing cupboard
- B Boiler
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco-bin
- FF Integrated fridge freezer
- O Eye level dual single ovens and combination microwave
- TD Tumble dryer space
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- * Dims exclude Wardrobe



The Hampton

PLOTS 10 & 11

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 with ensuite and walk in wardrobe.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Lounge
3.40m (max) X 4.74m (max)
11'2" (max) X 15'6" (max)

Kitchen/Sun Lounge
5.40m (max) X 7.39m (max)
17'8" (max) X 24'3" (max)

Bedroom 1*
5.40m (max) X 4.08m (max)
17'8" (max) X 13'4" (max)

Bedroom 2
3.36m X 3.16m
11'1" X 10'4"

Bedroom 3
3.42m X 2.69m
11'2" X 8'9"

Bedroom 4
1.94m (max) X 3.16m (max)
6'4" (max) X 10'4" (max)

FLOOR PLAN KEY

- A/C Airing cupboard
- AS Appliance space
- B Boiler
- C Cupboard
- CYL Cylinder cupboard
- DW Integrated dishwasher
- Eco-bin
- FF Integrated fridge freezer
- O Eye level dual single ovens and combination microwave
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes restricted headroom
- * Dims exclude Wardrobe



The Cricklade

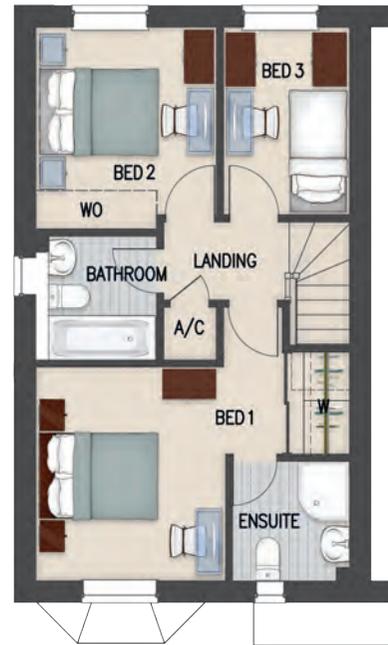
PLOTS 12A, 14, 15, 16, 21 & 22

A 3 bedroom semi-detached home, built with contemporary living in mind. The free-flowing ground floor maximises light and space with feature bay window to the kitchen and wide aspect French doors opening on to the garden. Upstairs 3 bedrooms can be found with the principal bedroom boasting a spacious ensuite and fitted wardrobes.

GROUND FLOOR



FIRST FLOOR



Lounge

4.90m (max) X 3.23m (max)
16'1" (max) X 10'7" (max)

Kitchen/Dining

3.97m (max) X 5.77m (max)
13'1" (max) X 18'11" (max)

Bedroom 1*

3.86m (max) X 4.24m (max)
12'8" (max) X 13'11" (max)

Bedroom 2

2.83m (max) X 3.13m (max)
9'3" (max) X 10'3" (max)

Bedroom 3

1.98m X 2.91m
6'6" X 9'6"

FLOOR PLAN KEY

- A/C Airing cupboard
- AS Appliance space
- B Boiler
- DW Integrated dishwasher
- Eco-bin
- FF Integrated fridge freezer
- O Single ovens
- W Wardrobe
- WM Washing machine space
- WO Optional wardrobe – see Sales Consultant
- * Dims exclude Wardrobe



The Bourton

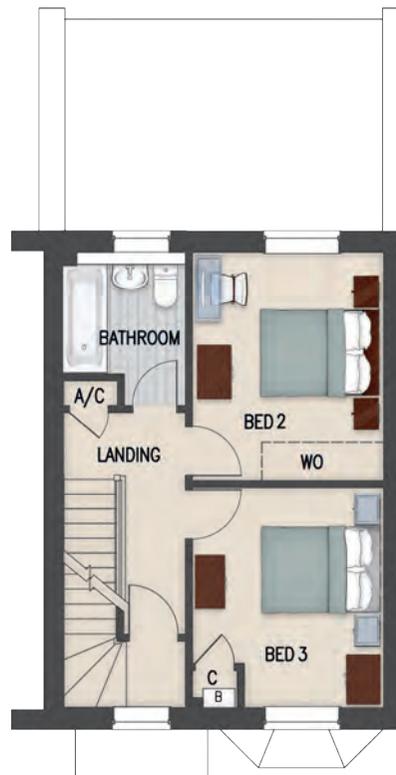
PLOTS 19 & 20

An eye catching 3 double bedroom, 3 storey semi-detached home with spacious open plan kitchen/dining and feature island and full width panoramic glazing and French doors over looking the garden. The sumptuous principal bedroom suite occupies its own floor, with a beautiful galleried landing, walk in wardrobe and ensuite shower room, whilst the first floor has two further double bedrooms and a family bathroom.

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Lounge
2.99m (max) X 5.27m (max)
9'9" (max) X 17'3" (max)

Kitchen/Dining
4.99m (max) X 6.15m (max)
16'4" (max) X 20'2" (max)

Bedroom 1*
4.99m (max) X 4.12m (max)
16'4" (max) X 13'6" (max)

Bedroom 2
2.98m X 3.54m
9'9" X 11'7"

Bedroom 3
2.98m (max) X 3.42m (max)
9'9" (max) X 11'2" (max)

FLOOR PLAN KEY

- A/C Airing cupboard
- AS Appliance space
- B Boiler
- C Cupboard
- DW Integrated dishwasher
- Eco-bin
- FF Integrated fridge freezer
- O Eye level dual single ovens and combination microwave
- WM Washing machine space
- WO Optional wardrobe - see Sales Consultant
- Denotes restricted headroom
- * Dims exclude Wardrobe



Solar PV provision for all detached homes, exceeding planning requirements



Comprehensive new tree and shrub planting



Composting facilities for each home



Rainwater harvesting for each home



Recycling facilities designed into each kitchen



SUDS – Sustainable Urban Drainage Systems

Sustainable living

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 live up to our company's core values: we are Considerate of the environment; Conscientious in our role; and we therefore have a responsibility to Craft homes which are attractive, durable, efficient (both in construction and in use) and comfortable.

This is our promise as a sustainable developer. Each development starts with a comprehensive assessment. Our in-house team commissions specialists to assess the existing ecological habitat – the flora and fauna – even in urban areas, so we can strive to ensure that a development protects and enhances important features and wildlife. We introduce sustainable storm drainage solutions that do not increase flood risk, and commonly produce ecological benefits. We also consider the landscape context and visual impact, so homes are positioned 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.

Building sustainability into our homes

We adopt a 'fabric first' philosophy to the way we build our homes. This means that the better the 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 masonry or timber framed construction, with highly efficient thermal insulation to walls, floors and roof
- Double glazed windows with innovative coatings to minimise heat loss and reduce summer overheating
- Highly efficient gas condensing boilers. We have also installed air source heat pumps on some of our sites as a means to avoid fossil fuel use, 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 be lighter on your pocket
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure

Our homes are built to achieve and often exceed the latest construction requirements, without compromising on their good looks. All timber used in our homes is from certified sustainable sources. Any suitable demolition material from clearing a site is crushed, re-used and recycled on site, and construction waste is sorted to maximise re-use.





ENABLING YOU TO LIVE GREENER

Part of our promise as a sustainable developer is to facilitate homeowners to avoid waste and conserve resources.

Sometimes it's small initiatives which make a big difference to everyday life, and including them into the design of a house at the outset means it's easier for you in the long term.

Such as:

Rainwater butts to harvest water for use in your garden, along with compost areas and ample space for your local Council's recycling containers.

Somewhere to store a bike. Be it a generously proportioned garage, a shed, or a cycle store for apartments, to encourage the use of alternative transport forms.

An integrated eco-bin in the kitchen to assist with sorting recyclables. Research has shown that sorting waste at the point of use results in a higher rate of recycling.

Stones Farm exceeds Building Regulation requirements, having significantly enhanced renewable power, by incorporating a generous array of solar PV panels to detached homes. With the future in mind, homes are wired with provision for an electric car charging point to be added.

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.

These 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.

Our communities

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. We take a long term view with all our sites and our aim is always to enhance the communities in which we build.

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 take-up improves, we expect to deliver more homes that are ever closer to carbon neutral.

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.



Newland
HOMES



Our specification

We think about more than just the fixtures and fittings at Newland Homes. We apply our considerate, conscientious and crafted approach across all aspects of design and construction. Here are just some of the ways we do this...



Helping you save energy and money

Our homes are designed with energy efficiency and therefore cost-saving in mind. Many homes are oriented to make the most of natural light and solar gain, and utilise the roof space, reducing energy costs. Innovation at its best.



Choice of fixtures and fittings

Optional extras can be chosen subject to stage of construction, please ask our Sales Consultant for more information.



Be part of the community

Our aim is always to enhance the communities in which we build. Each Newland development is carefully selected and has its own unique character, being sympathetic to the surrounding architectural landscape.



Move in and live

Our Sales Consultant is on hand every step of the way to make your purchase as smooth as possible. Before you move in we'll demonstrate your new home to you, then it's all ready to go with a 10 year LABC warranty for complete peace of mind.

Kitchens

- Choice of fully fitted kitchen units with soft close cupboards and drawers*
- Choice of 40mm laminate worktops*
- Optional solid surface worktops with undermount sink*
- Carron Phoenix Zeta stainless steel 1.5 bowl sink
- Carron Phoenix Savoy mono side-lever tap
- Eye level Neff single multifunction oven. Please note Cricklade has built under oven. Please see Sales Consultant for more info
- Optional Neff single multifunction oven with "hide and slide" door
- Secondary combination oven and microwave (check with Sales Consultant for applicable plots)
- Choice of Neff 5 burner gas 75cm hob or Neff 5 zone 80cm ceramic or induction hob available as an option*
- Integrated dishwasher
- Integrated 50:50 fridge freezer
- Integrated eco-bins as part of kitchen design to assist with recycling
- Plumbing for washing machine

Bathrooms and Ensuites

- Villeroy and Boch white sanitaryware including vanity units where applicable (check with Sales Consultant)
- Vado taps
- Rain shower with handset to main bathroom with shower screen
- Rain shower with separate handset to all ensuites
- Choice of ceramic wall tiles*
- Classic curved chrome ladder radiator in bathrooms and ensuites

Electrical

- Telephone points on each floor including lounge and principal bedroom with homes wired for fibre optic connection (check with Sales Consultant for positions)

Newland Homes support

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

*Choices available dependent on stage of construction. Please ask Sales Consultant for individual plot specification, including clarification of kitchen drawings.

- TV/FM points to principal rooms with ducting and additional high-level sockets for tidy wall mounting (check with Sales Consultant for homes applicable)
- Power points with high performance RCD protection
- USB charging point as part of a double socket provided in kitchen, lounge, principal bedroom and study (if applicable)
- Mains operated smoke alarms and carbon monoxide detector
- Under unit LED lighting strips to kitchen
- Chrome downlighters to kitchen, bathroom and ensuites
- Black aluminium traditional lantern to front
- Wiring included for optional electric vehicle charging point.
- Wireless intruder alarm available as an option*

Internal Finish

- Vertical panel doors with chrome ironmongery
- Woodwork finished in pure brilliant white satinwood
- Matt emulsion walls in brilliant white
- Smooth ceilings in brilliant white
- Principal bedroom with fitted wardrobe; sliding mirror wardrobe or walk in wardrobe
- Optional additional sliding mirror sliding wardrobes in other bedrooms (check with Sales Consultant for availability)
- Carpet and hard flooring packages available*

External Finish

- Quality facing external finishes including brick, re-con stone and render elevations
- Black rainwater goods
- PVCu double glazed energy efficient windows and French doors
- Front door with 3-point locking and chrome lever handles
- Wireless doorbell and chrome door numerals

- Turf to rear gardens with frontages landscaped as shown on development landscaping masterplan
- Outside tap (check with Sales Consultant for homes applicable and positions)
- Power and light to garage (check with Sales Consultant for homes applicable)

Energy Saving Homes

- Each 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 then air tested for leakage to ensure exacting predicted energy performance ratings are met, and the PEA is converted into the homes' 'Energy Performance Certificate' (EPC)

This is all achieved through using energy efficient materials in the fabric of the construction materials, including:

- High performance insulation to roof, ground floor and external walls
- Double glazed windows and doors with energy efficient glazing
- Highly efficient gas central heating system
- Thermostatic radiator valves
- 'A' rated appliances or higher fitted within homes
- Dual flush toilets and water saving aerated taps as standard, which use less water but maintain pressure
- Composting facilities to assist with food waste and gardening
- Water butt for rainwater harvesting
- Solar PV to detached homes to assist with sustainable energy production



Local Authority Building Control (LABC) 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.

Considerate | Conscientious | Crafted

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 you to enjoy.

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.

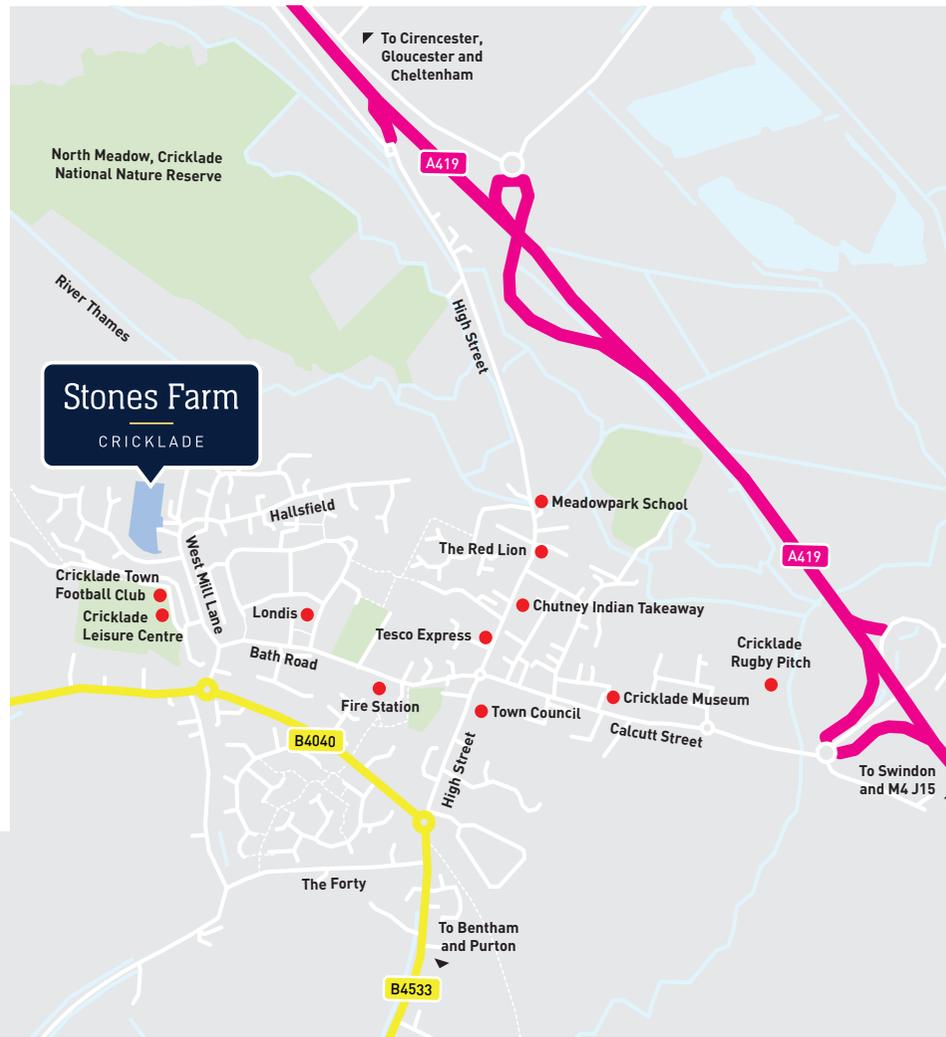
Award winning design touches evolve from an established talented team who understand that in our ever-changing world, your home has never been so important.

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





A selection of Newland Homes' recently completed developments.



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 Stones Farm,
 off West Mill Lane,
 Cricklade, SN6 6JL
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Considerate | Conscientious | Crafted



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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.

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