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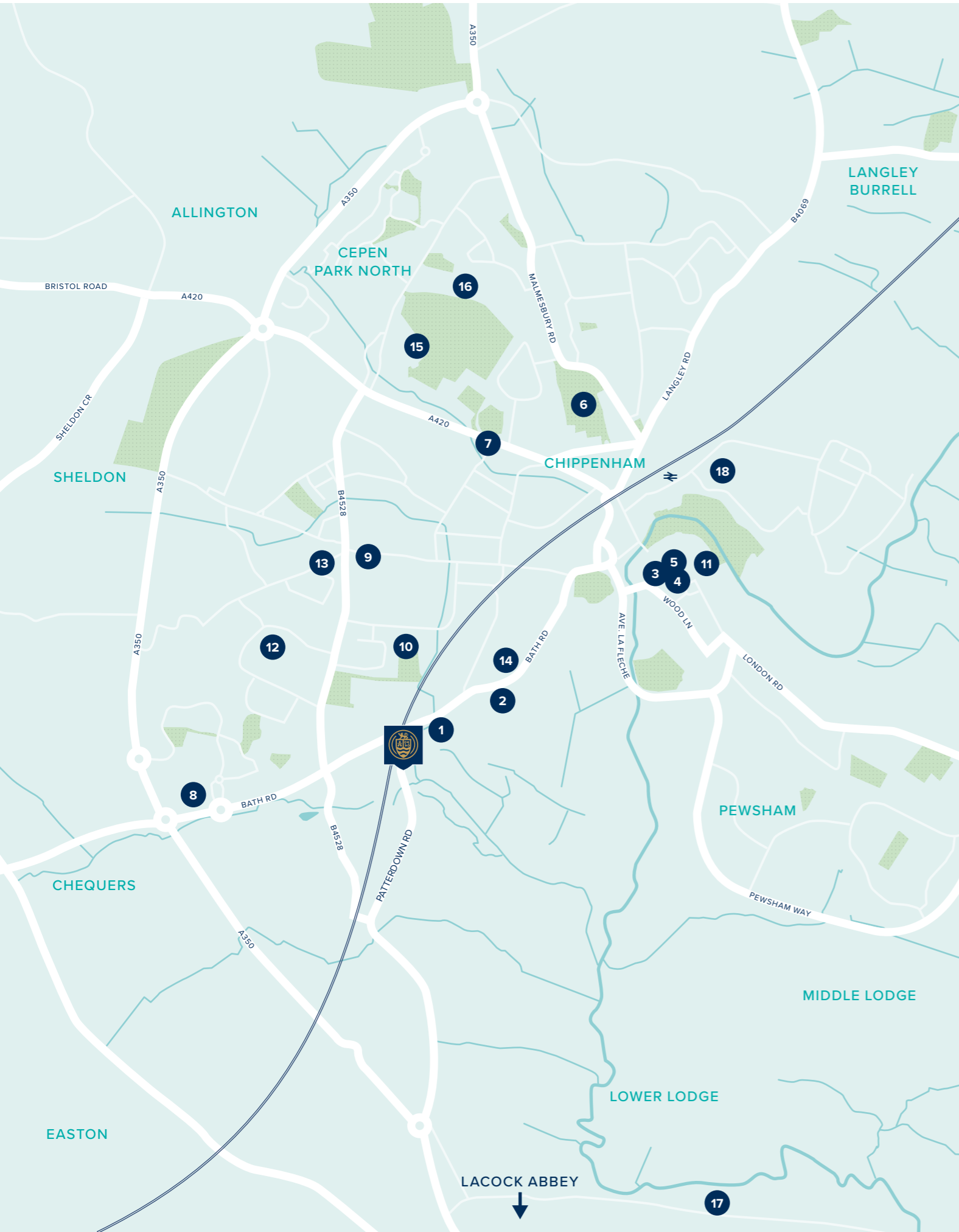
# ROWDEN GATE

CHIPPENHAM • WILTSHIRE

Set on the western edge of Chippenham and surrounded by Wiltshire's stunning green landscapes, Rowden Gate will create an exciting new community with a convenient commute for Bath, Bristol and Swindon.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN ROWDEN GATE

Situated on the doorstep of historic Chippenham and with excellent access to the surrounding countryside, Rowden Gate is in a fantastic location for every lifestyle.

On your doorstep

Sitting on the edge of the bustling town of Chippenham, you are perfectly situated for a choice of cosy cafés and shopping areas. The town has a number of interesting historic attractions as well as shops, restaurants and entertainment venues.

- 1 Rowden Arms
- 2 Chippenham Community Hospital
- 3 Waitrose
- 4 Best Western Plus Angel Hotel
- 5 Neeld Community and Arts Centre
- 6 John Coles Park and Bandstand
- 7 Chippenham Sports Club
- 8 Sainsbury's
- 9 The Fortune Inn (restaurant)

Education

There is a good choice of pre-school nurseries, as well as an excellent selection of primary and secondary schools nearby with a 'Good' Ofsted rating.

- 11 Moonbeams Pre-School
- 11 Snowdrop Cottage Day Nursery
- 12 Queen's Crescent School (primary)
- 13 Frogwell Primary School
- 14 St Mary's Catholic Primary School
- 15 Sheldon School (secondary & sixth form)
- 16 Hardenhuish School (secondary & sixth form)
- 17 Lackham College
- 18 Wiltshire College & University Centre

Travel

Chippenham is just four miles from the M4, which allows quick access Eastwards to London while Bristol and Wales are to the West. There is also a local train station that offers a service to London Paddington in just over an hour. When it comes to jetting off abroad you are just 25 miles away from Bristol Airport.



London Paddington – 68 minutes

Bristol – 25 minutes

Swindon – 12 minutes

Bath – 10 minutes



Bath – 30 minutes

Swindon – 32 minutes

Reading – 69 minutes

Bristol – 38 minutes





## ROWDEN GATE

Wiltshire Drive, Patterdown,  
Chippenham, Wiltshire SN15 2QW

For all enquiries please call

**01249 489 136**

[crestnicholson.com/rowdengate](https://crestnicholson.com/rowdengate)

### CONNECTED AND CONVENIENT COUNTRYSIDE LIVING

Rowden Gate is an exciting new development with community at the heart of this garden village, which is nestled on the edge of stunning countryside.

Rowden Gate is in the perfect position for town dwellers and countryside lovers alike. Set within a garden village landscape, the emphasis is on sustainable living with safe and convenient transport links and open public areas.

A pleasant walk takes you into the picturesque market town of Chippenham with its rich history and numerous attractions for locals and visitors alike. Surrounded by lush rolling hills and gentle riverside, a charming destination to have on your doorstep.

Chippenham is home to 15th-century Yelde Hall, one of the few remaining timber-framed public halls in the country. Another popular attraction is the local museum where you can learn about the town's history. The museum houses extensive collections connected to its industrial heritage including the cloth trade, dairy and cheese making and rail automation.

The town has a vibrant arts scene, with several galleries showcasing local artists' work. In addition, throughout the year, the town hosts various events and festivals, including the Folk Festival and Comedy Festival.

When you need a rest from sightseeing why not immerse yourself in the tranquillity of John Coles Park. This beautifully maintained green space in the town centre is the perfect location to relax, take a leisurely stroll, or enjoy a picnic with friends and family. There is also Monkton Park, with its golfing activities and Tenth Hole Tea Room. The River Avon sweeps through the town, with its surrounding trails offering excellent opportunities for walking, cycling, fishing, and birdwatching.

For the food lovers among you, the town's local market offers a variety of fresh produce, handmade goods, and unique souvenirs. Or why not grab a delicious

meal at one of the town's traditional pubs or diverse restaurants which feature a range of international cuisines.

Shoppers are spoilt for choice with Borough Parade and Emery Gate Shopping Centre found in the town centre. There are consumer chain stores as well as cafés and restaurants. There are also several easily accessible out-of-town shopping centres for everyday convenience.

For a fabulous day out why not visit nearby Bath, only a 30 minute drive away. This fascinating historic city really needs no introduction and is one of the top tourist attractions in the country.





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**ROWDEN GATE • CHIPPENHAM • WILTSHIRE**

# DEVELOPMENT PLAN

A beautifully designed and stylish collection of 3, 4 & 5 bedroom homes, Rowden Gate is set on the edge of Chippenham, with Bath, Bristol and Swindon nearby.

3, 4 & 5 BEDROOM HOMES



- 1 BEDROOM HOMES**
- \* 1 Bed Affordable Housing

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- 2 BEDROOM HOMES**
- Shared Ownership

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- 3 BEDROOM HOMES**
- The Hatfield
- The Chesham
- \* Affordable Housing
- Shared Ownership

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- 4 BEDROOM HOMES**
- The York
- The Filey
- The Romsey
- The Marlborough
- The Winkfield

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- 5 BEDROOM HOMES**
- The Buckingham

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- BCP Bin Collection Point
- V Visitors Parking





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### House Type Illustration

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### Development Map/Site Plan

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## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite bathroom and two further bedrooms share a family bathroom.

3 BEDROOM HOME



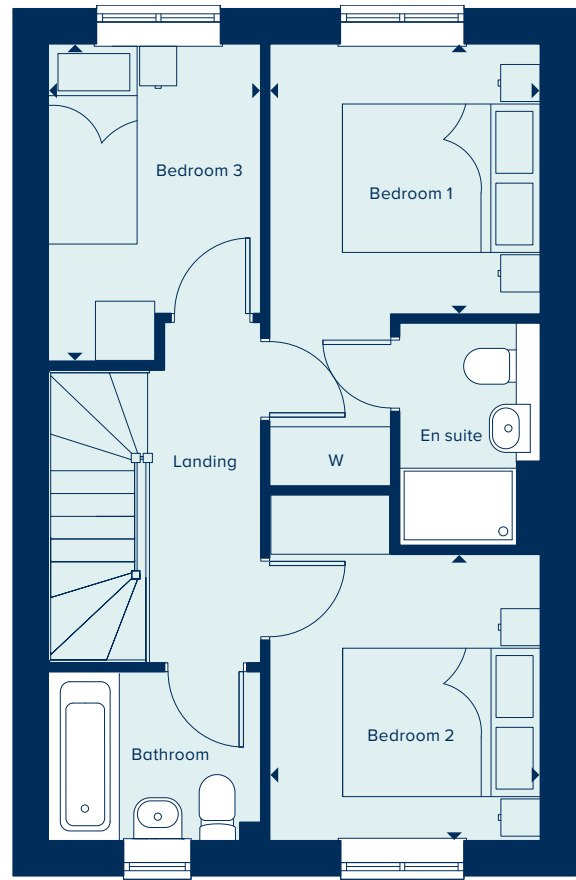
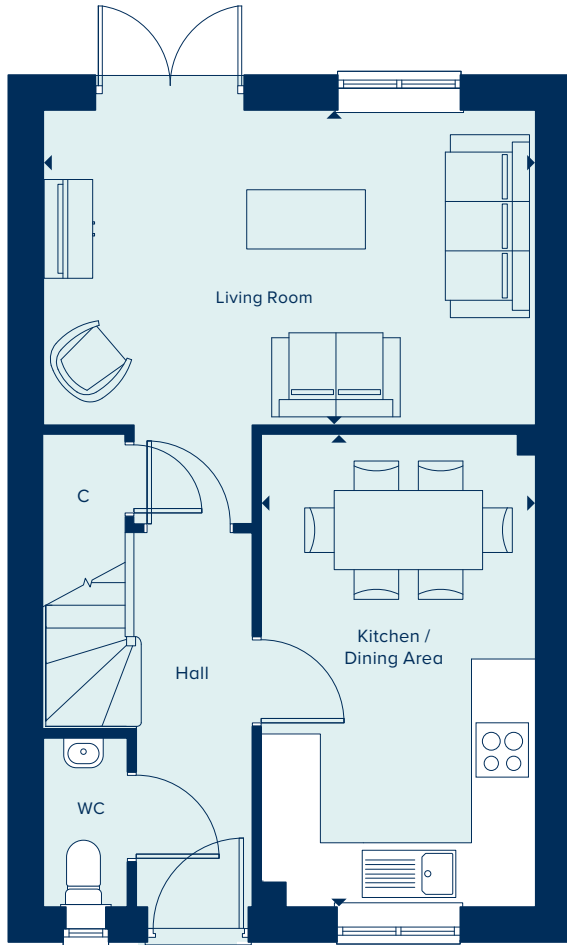


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## THE HATFIELD

3 Bedroom Home

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### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.78m      15'8" x 9'1"

#### LIVING ROOM

4.98m x 3.18m      16'4" x 10'5"

### FIRST FLOOR

#### BEDROOM 1

2.74m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.89m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard    W Wardrobe

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## THE CHESHAM

The Chesham is a generously sized three-bedroom property. It has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious reception rooms: a kitchen-dining area and living room. The three bedrooms include a large main bedroom with an en suite bathroom.

3 BEDROOM HOME





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## THE CHESHAM

3 Bedroom Home

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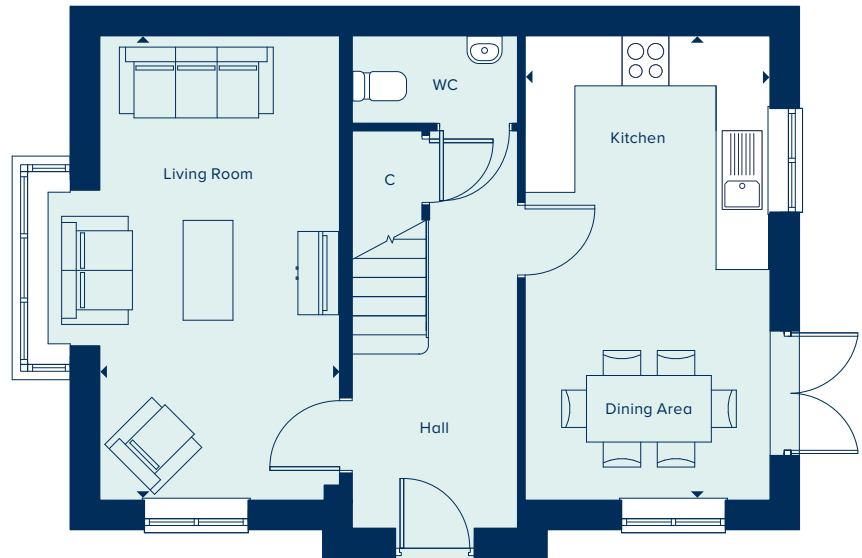
### GROUND FLOOR

#### KITCHEN / DINING AREA

5.58m x 2.95m 18'4" x 9'8"

#### LIVING ROOM

5.58m x 2.89m 18'4" x 9'5"



### FIRST FLOOR

#### BEDROOM 1

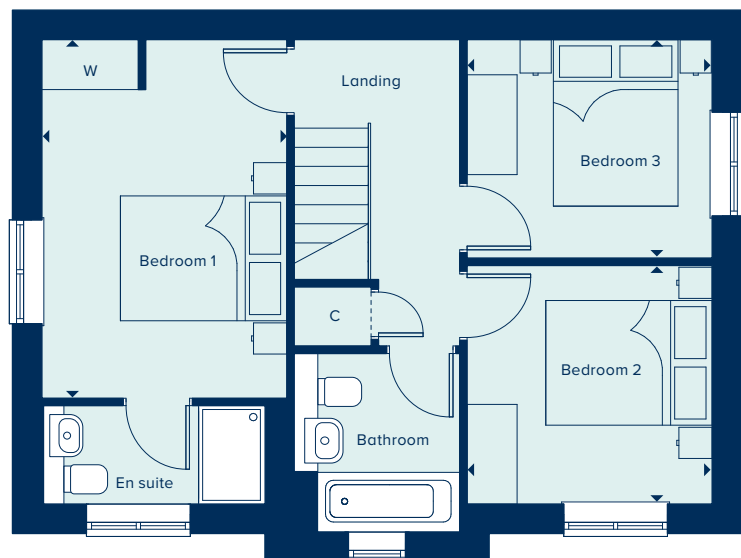
4.31m x 2.95m 14'1" x 9'8"

#### BEDROOM 2

2.95m x 2.87m 9'8" x 9'5"

#### BEDROOM 3

2.95m x 2.63m 9'8" x 8'7"



C Cupboard W Wardrobe --- Bulkhead

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## THE FILEY

A four bedroom family home spread over three storeys, The Filey provides flexibility and space in which to entertain. The first floor features two double bedrooms plus a single bedroom and a family bathroom. Bedroom one takes up the entire second floor and benefits from an en suite and built-in wardrobe. The ground floor comprises of an open plan kitchen and dining area plus a separate living room with French doors to the rear garden.

4 BEDROOM HOME



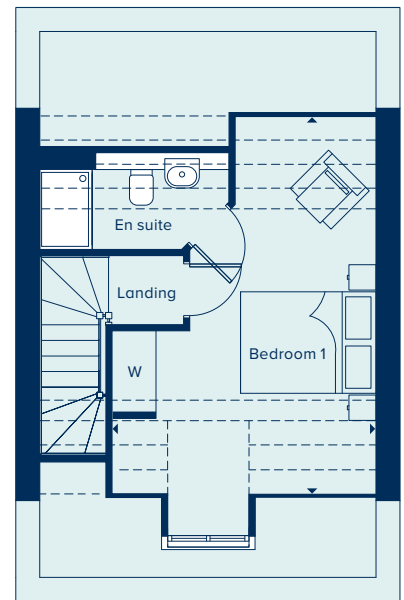
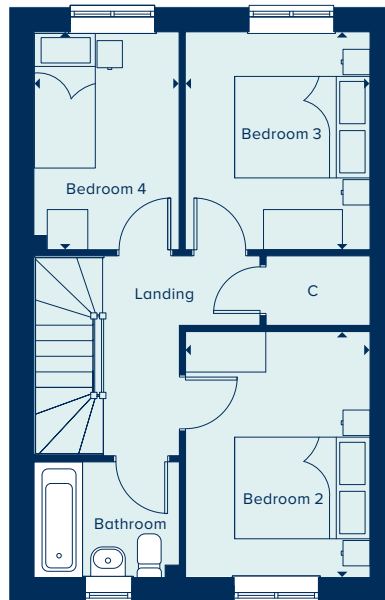
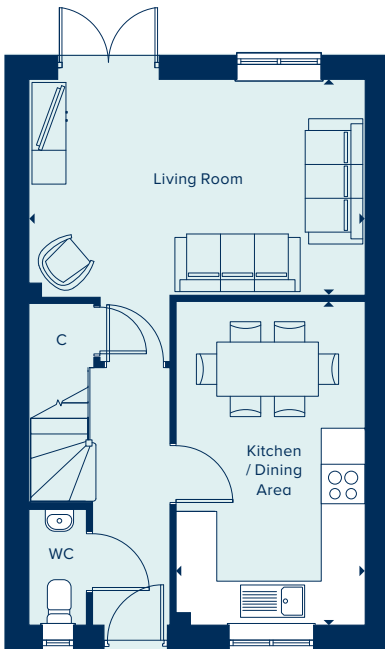


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**THE FILEY**

4 Bedroom Home

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**GROUND FLOOR**

**LIVING ROOM**

4.97m x 3.19m      16'3" x 10'5"

**KITCHEN / DINING AREA**

4.78m x 2.79m      15'8" x 9'2"

**FIRST FLOOR**

**BEDROOM 2**

3.64m x 2.73m      11'11" x 8'11"

**BEDROOM 3**

3.22m x 2.73m      10'6" x 8'11"

**BEDROOM 4**

3.22m x 2.15m      10'6" x 7'0"

**SECOND FLOOR**

**BEDROOM 1**

5.58m x 3.85m      18'4" x 12'7"

C Cupboard   W Wardrobe   ● Specification

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# SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
		●	●	
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate worksurface and upstand (subject to stage of construction)	●	●	●	●
Electric single built-in oven in stainless steel	●			
Electric built-under 1 ½ oven in stainless steel		●		
Electric built-in double oven in stainless steel			●	●
4 ring gas hob in stainless steel	●	●		
5 ring gas hob in stainless steel			●	●
Stainless steel splashback behind hob	●	●	●	●
Stainless steel chimney extractor hood	●	●	●	●
Energy efficient integrated fridge/freezer	●	●	●	●
Energy efficient integrated dishwasher		●*	●	●
Energy efficient integrated washing machine	●	●**	●**	
Single bowl sink and drainer in stainless steel	●	●		
1.5 bowl sink and drainer in stainless steel			●	●
Single lever chrome mixer tap	●	●	●	●
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	●	●	●	●
Chrome mixer taps and shower fittings	●	●	●	●
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	●			
Half height tiling around bath where a separate shower facility is provided in the home	●	●	●	●
Full height tiling to enclosed shower area where applicable	●	●	●	●
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	●	●	●	●
Heated white towel rail to bathrooms and en suites	●	●	●	●
Tiled splashback to basin in cloakroom	●	●	●	●

● Homes under 1350 sq ft ● Homes over 1350 sq ft

\*Integrated dishwasher included to the Filey or if there is a utility room \*\*Integrated washing machine included if there is no utility room.



	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>		●	●	
Low energy LED downlighters in white to kitchen	●	●	●	●
Low energy LED downlighters in white to bathroom and en suite	●	●	●	●
Low energy lighting in all other areas	●	●	●	●
TV and data point to living room & TV point to main bedroom	●	●	●	●
Telecommunications to the home including fibre for broadband capabilities	●	●	●	●
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	●	●	●	●
White gloss to window boards, internal doors, skirting and architraves	●	●	●	●
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	●	●	●	●
White PVCu windows and patio doors with white ironmongery	●	●	●	●
White internal doors with chrome ironmongery	●	●	●	●
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	●	●	●	●
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	●	●	●	●
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	●	●	●	●
Rear gardens topsoiled and rotovated	●	●	●	●
External low energy security light fitted by front door	●	●	●	●
External tap	●	●	●	●
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	●	●	●	●
Two years warranty and aftercare	●	●	●	●
Complete NHBC or Premier Guarantee ten year warranty	●	●	●	●

Crest Nicholson follows NHBC and Premier guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

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