

Find your sanctuary at

# CC @ Jubilee Gardens Phase 2

Warminster, Wiltshire

4 bedroom homes



Charles Church



Welcome  
to your  
sanctuary.

At Charles Church,  
we know what  
makes a house  
a home. It's a  
feeling of comfort,  
belonging  
and connection.

CC @ Jubilee Gardens Phase 2 is our stunning collection of four-bedroom homes situated in the popular town of Warminster.

Jubilee Gardens in Warminster is perfectly placed for embracing the great outdoors. With Salisbury Plain and the Cranborne Chase Area of Outstanding Natural Beauty on your doorstep, you can enjoy some of South Wiltshire and North Dorset's most spectacular countryside.





# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.









Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.







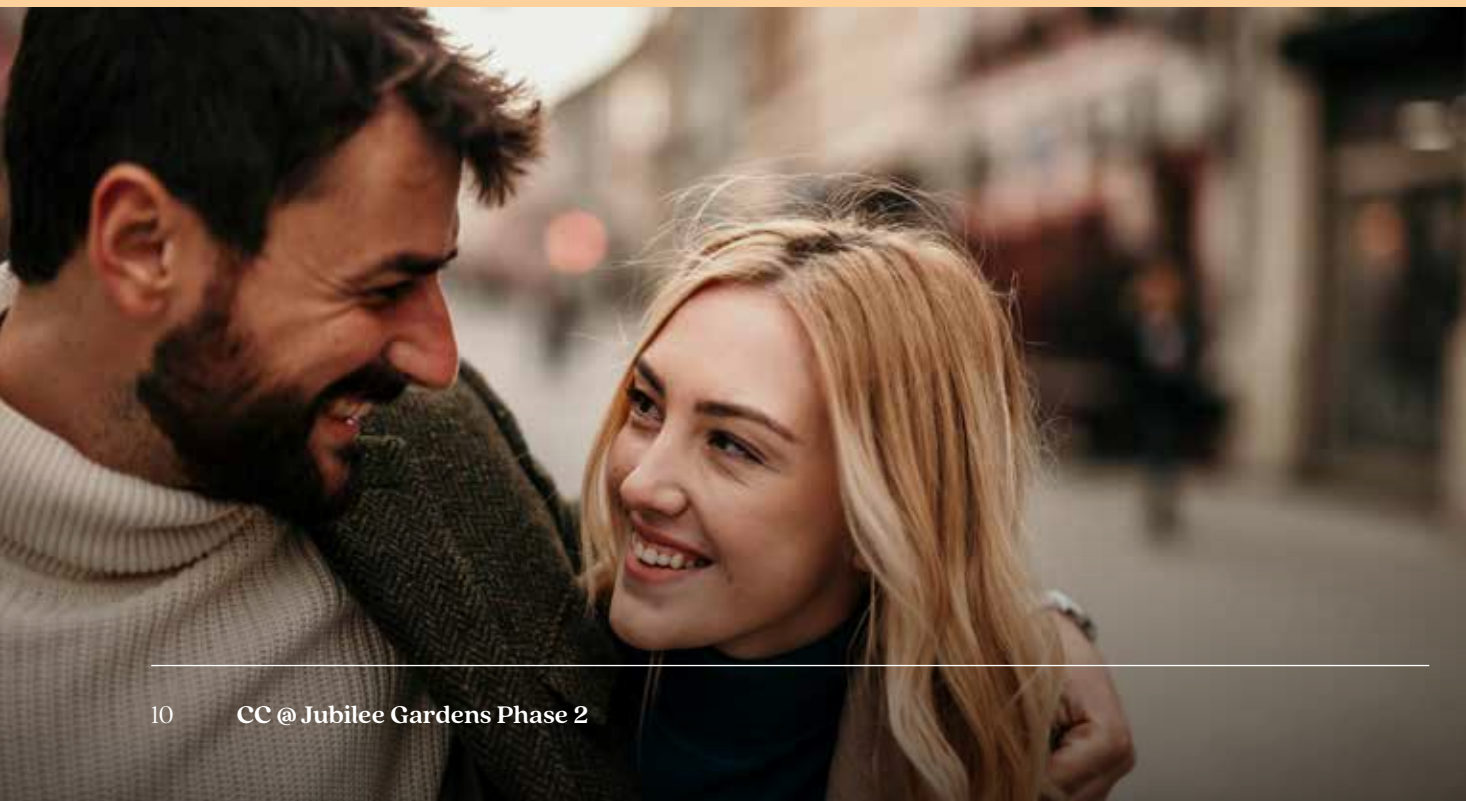






Notice  
that feeling.  
That's the  
feeling  
of home.

Discover  
your happy  
place.





## CC @ Jubilee Gardens

### The perfect place to live and grow.

CC @ Jubilee Gardens Phase 2 is our stunning collection of four-bedroom homes situated in the popular town of Warminster.

This vibrant market town is full of character and charm, offering a welcoming community and modern convenience. Families will love the fantastic park near the centre, complete with a picturesque lake. There's also a fantastic selection of independent shops, cafés and supermarkets for everyday essentials, as well as great transport links for work and play.

A new home at Charles Church @ Jubilee Gardens promises an exceptional lifestyle, with a thriving community, breathtaking countryside and outstanding connections.





Please do  
make yourself  
at home.





# The best of both worlds.

Warminster is perfectly placed for family-friendly days out. Just a short drive away, Longleat offers the excitement of its famous Safari Park and the relaxation of Centre Parcs in Longleat Forest, where full-day visitor passes are available.

The delightful market town of Frome (15 minutes by car) is well worth a visit, with its artisan shops in cobbled St Catherine's and the lively Frome Independent, a must-see monthly street market.

For a change of pace, Bath and Salisbury are both within easy reach, offering excellent shopping, history and culture for the ideal day trip.

Warminster offers excellent local amenities, with a Tesco Express, Waitrose and Morrisons all within a short drive. The historic High Street and Market Place feature a charming mix of independent shops, national brands, friendly cafés and inviting restaurants.



- 1 Salisbury Town Centre
- 2 Aerial view of Bath, Somerset
- 3 Cley Hill in Warminster, Wiltshire
- 4 Safari Park at Longleat Forest
- 5 Cobbled street in Frome, Somerset





A woman with curly hair, wearing a light grey blazer and a red lanyard with a small microphone, is looking down at her smartphone. She is holding a brown paper coffee cup in her other hand. In the background, a man in a blue suit is also looking at his phone. They are standing on a train platform with tracks and a blurred background of greenery and lights.

Always in reach.



Travel by **foot** from  
CC @ Jubilee Gardens



Co-op 15 minutes

Princecroft Primary School 20 minutes

Pub/Restaurant - The Cock Inn 20 minutes

Pub - The Bell and Crown 29 minutes

The Minster Church of St Denys 32 minutes

Warminster Community Hospital 35 minutes

Coffee #1 35 minutes

Morrisons 36 minutes

The Avenue Surgery (Doctors) 38 minutes

Warminster Railway station 41 minutes

Kingdown Secondary School 55 minutes

Travel by **car** from  
CC @ Jubilee Gardens



Warminster 6 minutes

Westbury 8 minutes

Frome 13 minutes

Bath 33 minutes

Travel by **train** from  
Warminster Railway station



Salisbury 20 minutes

Bath Spa 35 minutes

London Paddington 2 hours and 4 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at  
CC @ Jubilee Gardens  
Phase 2.

# CC @ Jubilee Gardens Phase 2 site plan.

## 4 Bedroom Homes

-  The Chopwell
-  The Charlton
-  The Hasting
-  The Turnberry
-  The Lancombe
-  The Cullen
-  The Sandwood
-  The Hollicombe









# The Chopwell

Detached Home





## Features



4 x Bedrooms



1 x Bathroom



1 x En suite



Single garage and 2 x parking spaces



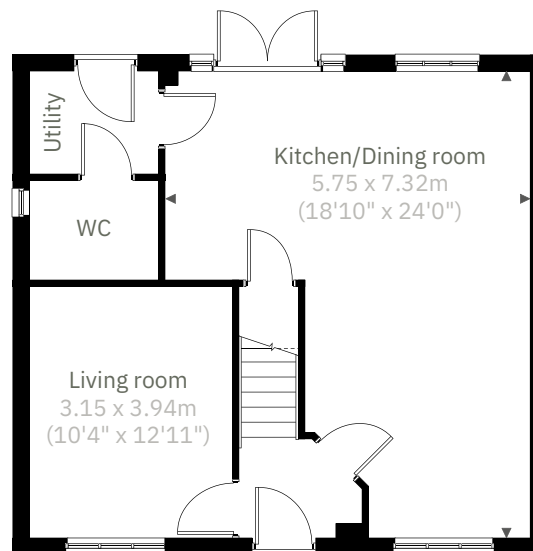
Solar panels

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms, a family bathroom and an en suite create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room and the quiet space of a separate living room. A utility room, French doors to the garden and a garage, are welcome family-friendly features.

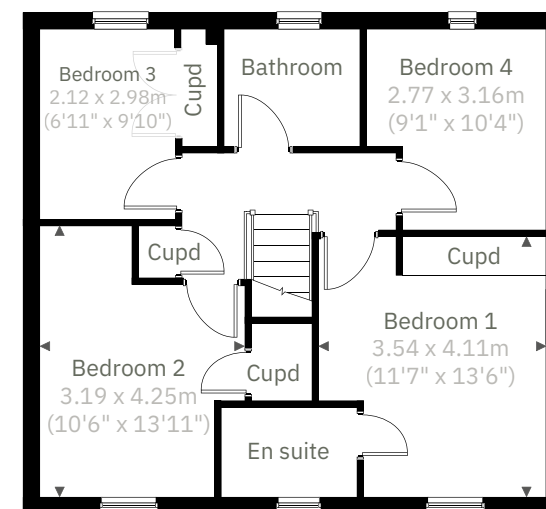


B

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.







# The Charlton

Detached Home





Features

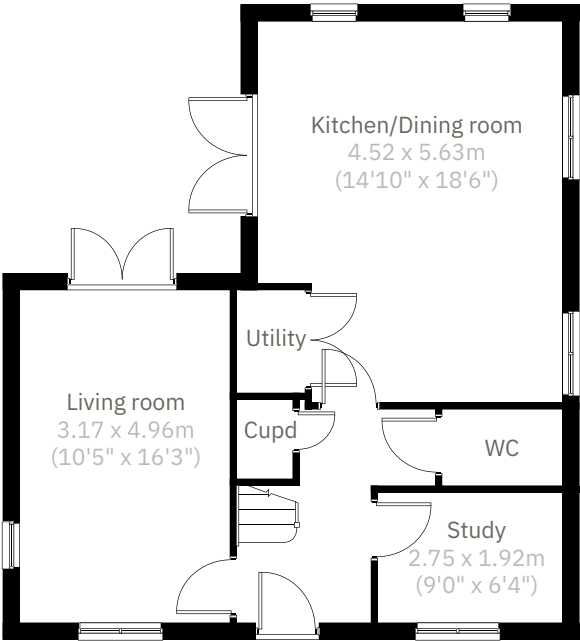
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and 2 x parking spaces
-  Solar panels

The Charlton is a spacious four-bedroom home that benefits from an open-plan kitchen/dining room and a separate large living room, both with French doors leading into the garden. Upstairs there are four generous bedrooms, one with an en suite, and a fresh modern bathroom. There's also a study, utility room, downstairs WC and two handy storage cupboards.

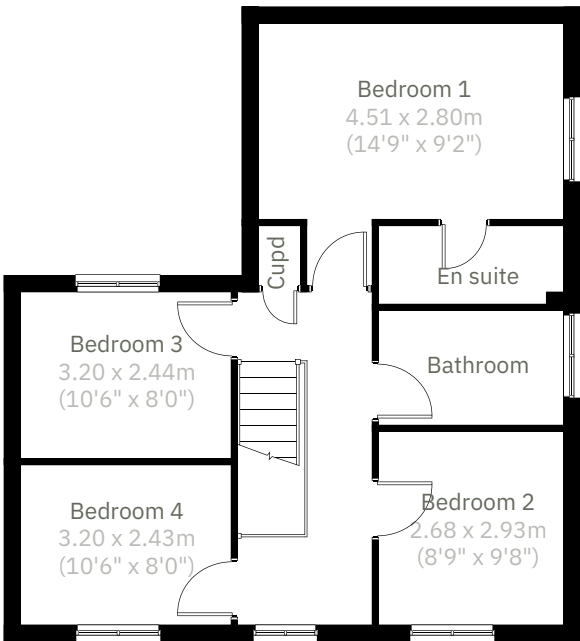


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Ground floor



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# The Hasting

Detached Home





## Features



4 x Bedrooms



1 x Bathroom



1 x En suite



1 x Study



Single garage and 2 x parking spaces



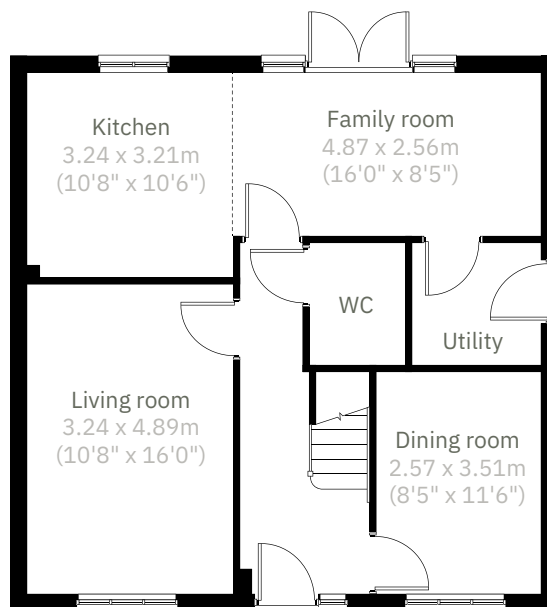
Solar panels

If your work-life balance includes hybrid working, the Hasting is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms, a family bathroom and an en suite to suit growing family life. An open-plan kitchen/family room has the bonus of French doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.

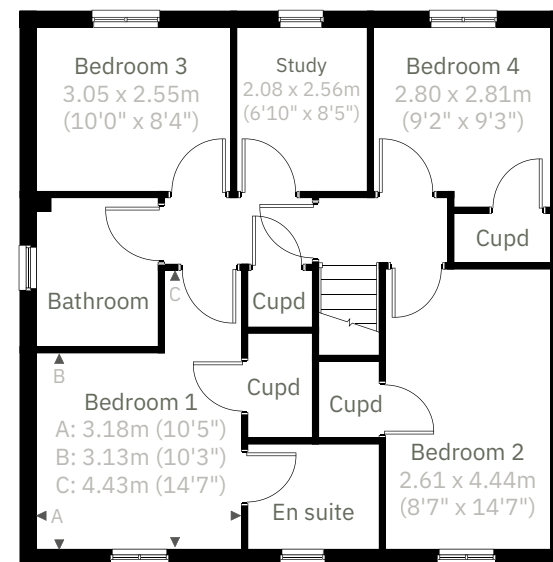


B

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Efficiency Rating



Ground floor



First floor

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# The Turnberry

Detached Home





## Features



4 x Bedrooms



1 x Bathroom



1 x En suite

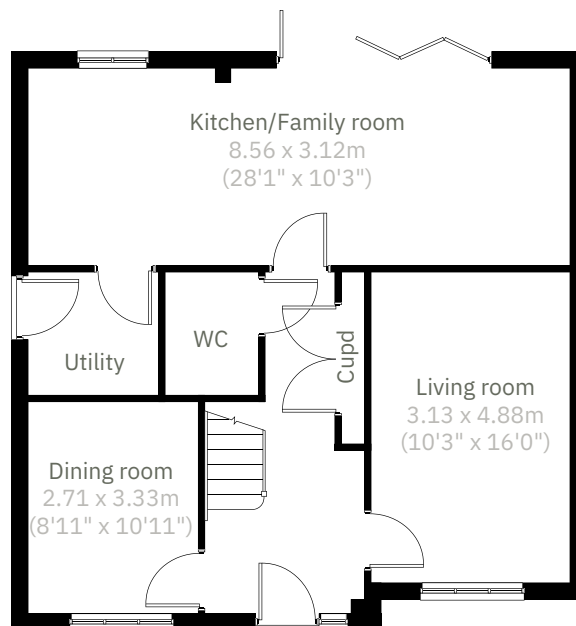


Single garage and 2 x parking spaces

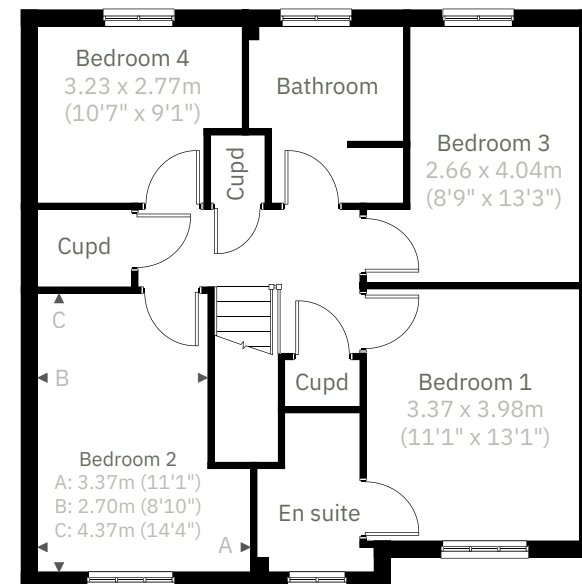


Solar panels

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with a breakfast bar and bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms, a family bathroom, an en suite, a utility room and a garage complete this family-friendly home.



Ground floor



First floor

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B

Energy  
Efficiency Rating



# The Lancombe

Detached Home





## Features



4 x Bedrooms



1 x Bathroom



1 x En suite



1 x Study



Single garage and 2 x parking spaces



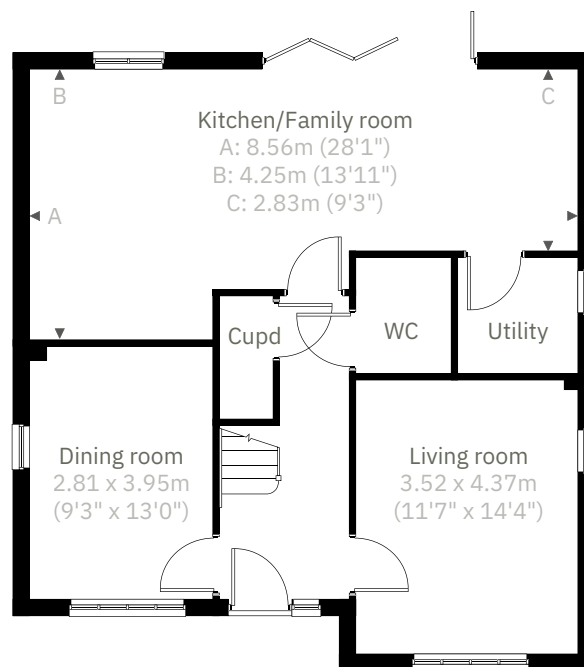
Solar panels

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.

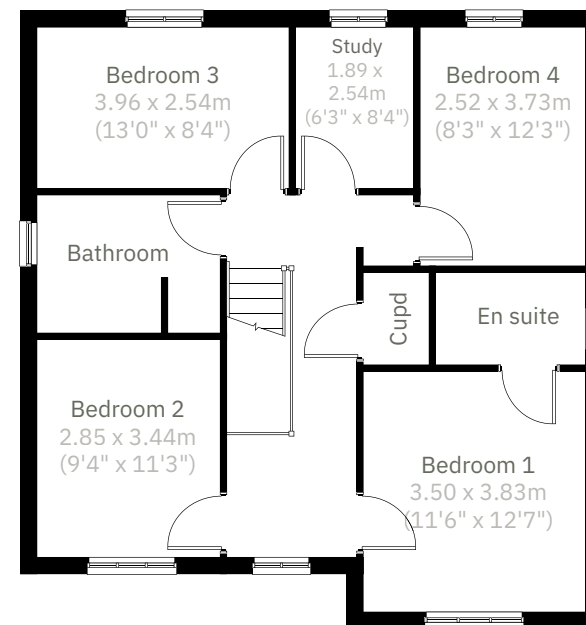


**B**

Energy  
Efficiency Rating



Ground floor



First floor

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# The Cullen

Detached Home





Features

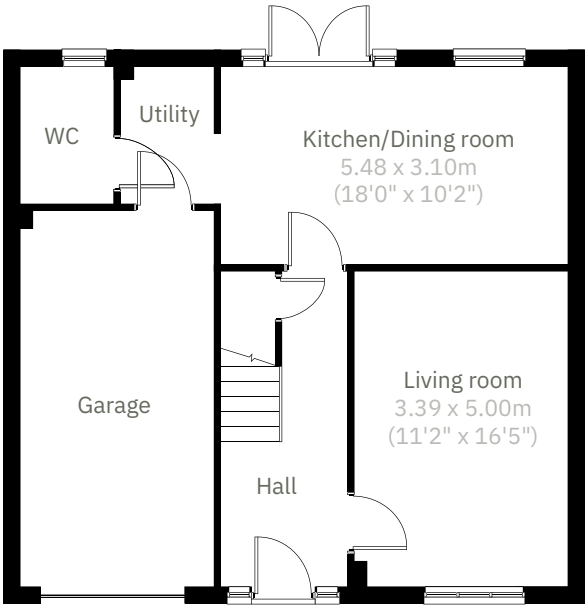
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces
-  Solar panels

Four bedrooms, one family bathroom, an en suite and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with French doors to the garden and a peaceful separate living room to the living accommodation. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or simply space for the family to grow into.

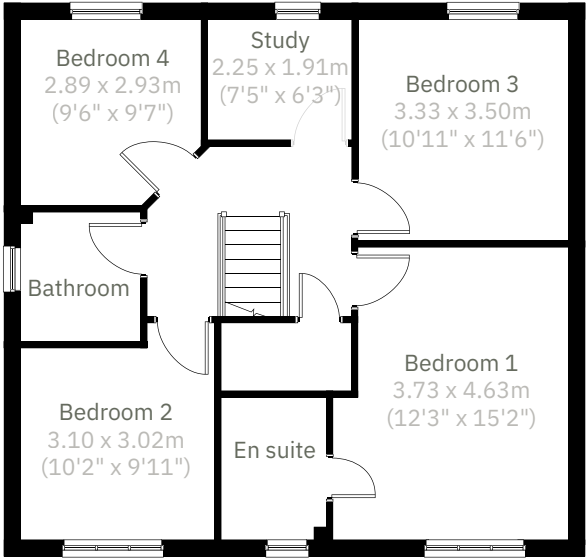


B

Energy  
Efficiency Rating



Ground floor



First floor

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# The Sandwood

Detached Home





Features

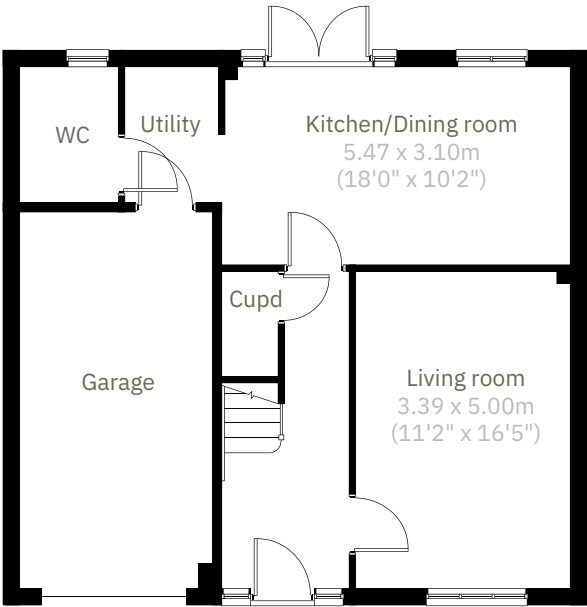
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Single garage and 2 x parking spaces
-  Solar panels

The Sandwood gives careful thought to practical – as well as attractive – family-friendly space. The integral garage has internal access via the utility room, and the kitchen/dining room has French doors to the garden. With a family bathroom and four bedrooms – bedroom one benefits from an en suite, and bedrooms two and three share a Jack and Jill en suite - there's plenty of space upstairs for you all to spread out. This is a practical and well-designed family home to grow up in.

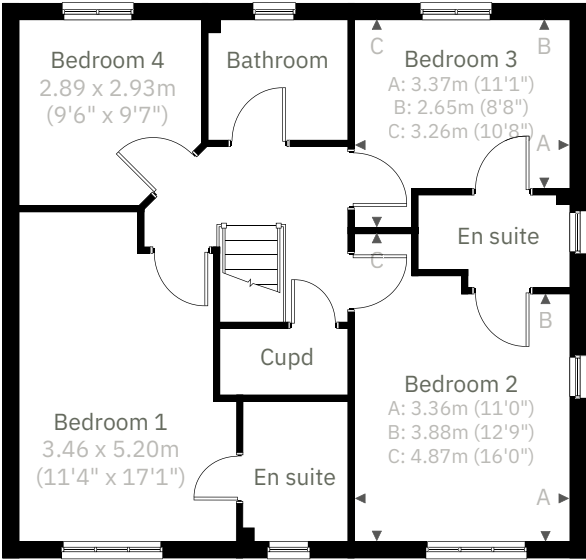


B

Energy  
Efficiency Rating



Ground floor



First floor

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# The Hollicombe

Detached Home





## Features



4 x Bedrooms



1 x Bathroom



2 x En suites

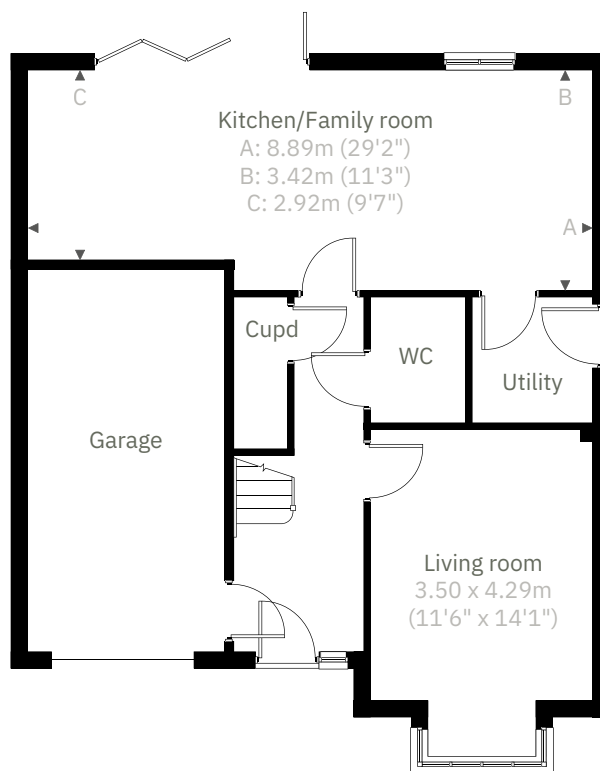


Single garage and 2 x parking spaces

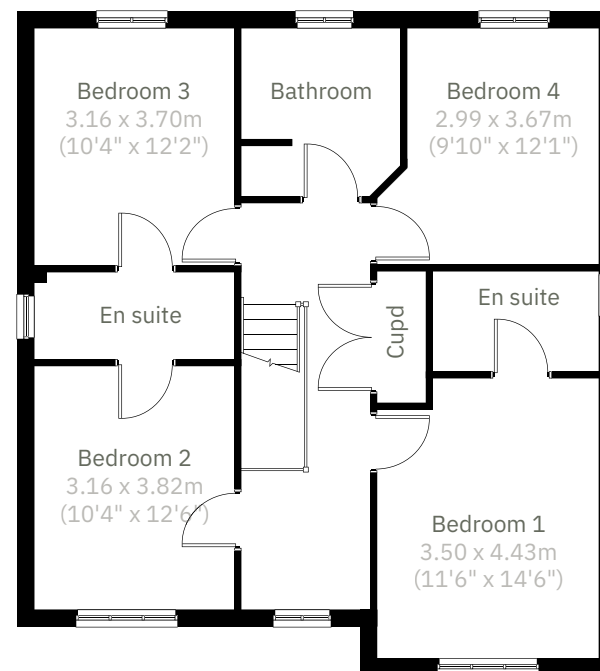


Solar panels

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The utility room has outside access – two convenient and practical features that are part of the appeal of the Hollicombe as a family home.



Ground floor



First floor

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B

Energy  
Efficiency Rating

# Specification.

## General

- ESI Centro smart wifi heating controls
- Door bell (wired)
- Electrical media plate to living room
- Brushed steel sockets and light switches throughout
- Brushed aluminium downlighters to kitchen, bathroom and en suite(s)
- Dulux matt emulsion finish in brilliant white to walls and ceilings
- Five panel cottage style un-finished oak veneer internal doors finished with Danish oil
- Ironmongery by Ian Firth Banbury (satin nickel finish)
- Gas central heating
- UPVC double glazed lockable windows
- Wardrobes to bedroom 1/dressing room

## Kitchen

- Choice of kitchen units and choice of Athena Quartz worktops (subject to build stage)
- Worktop upstand to kitchen and utility
- AGA Rangemaster 1.5 bowl undermount sink to kitchen
- AGA Rangemaster 1 bowl undermount sink to utility (selected house types only)

- Cornice or pelmet to kitchen units
- Soft close door and drawers
- AEG Stainless steel multifunctional built under double oven\*
- Induction hob, integrated fridge/freezer, washing machine and dishwasher\*
- Tumble dryer\*
- Glass splashback from range of colours (subject to build stage)
- Under wall unit lighting to kitchen
- Boiler Housing to kitchen and utility

\*As per individual kitchen drawings.

## Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Thermostatic/electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)

## Exterior

- Outside tap
- External wall lights

- Burglar alarm (wireless)
- Front gardens turfed
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- 1.8-metre high fence + gate
- External single socket to side and rear of house
- External 'slate' effect door number plate
- Necessary infrastructure to enable car-charging points (blanking plate)
- Solar panels

## Other

- Personnel door to all internal and external garages (within curtilage of plot)
- Power and light to detached garages (within curtilage of plot)

## Warranty

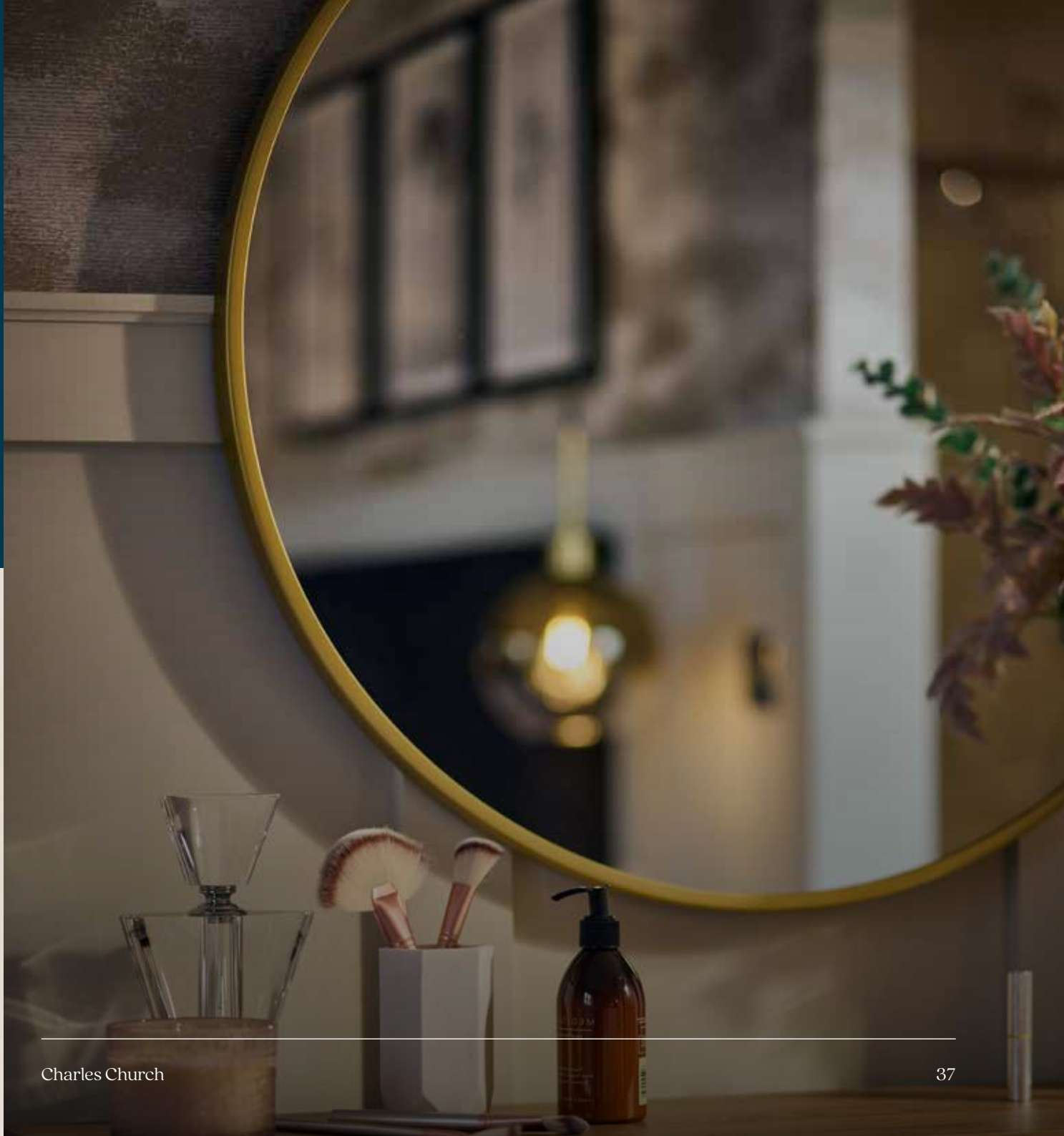
- 10 year new homes warranty





This is your  
world, we  
just built it.

Charles Church



# 10 reasons to buy a new home.


A family of four (a man, a woman, and two children) are sitting on a light-colored sofa in a bright, modern living room. A large, fluffy brown dog is sitting on the sofa with them. The room has large windows in the background, letting in natural light.

## 01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

## 02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

A modern living room featuring a plush red armchair with a patterned cushion. In the background, there is a white radiator and a window with sheer curtains. A small table with decorative vases is visible near the window.

## 06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

A close-up shot of a woman with blonde hair, wearing a blue sweater, looking down with a thoughtful expression. The background is blurred, suggesting an indoor setting.

## 07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.





03.

## More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

## Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

## No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

## High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

## A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.



# Schemes available to help you move.



## Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



## Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



## Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



## Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



## Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

## Forces Help to Buy.

The FHTB is a Government-run scheme that allows British Service personnel to borrow up to 50% of their annual salary (up to a maximum of £25,000) to put towards the purchase of a home.



## CC @ Jubilee Gardens Phase 2

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### Our star rating

We've been awarded a five  
star rating by the Home Builders  
Federation in their 2025 survey.

Issue: April 2025 Ref: **188-210**

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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