



BURDEROP  
PARK

CITY & COUNTRY



# Welcome to Burderop Park

CITY & COUNTRY



# Naturally distinctive in every way

Discover a home for all generations in the idyllic Wiltshire countryside.

Burderop Park is an exclusive collection of just 58, thoughtfully designed 2, 3, 4 and 5 bedroom homes, located on the edge of the Marlborough Downs, within the North Wessex Area of Outstanding Natural Beauty. Situated next to an historic estate and close to charming villages, market towns and beautiful country walks, Burderop Park promises to be a truly special place to live.



Wroughton

Wichelstowe

Old Town Swindon

Broome Manor Golf Complex



Towards Marlborough and the North Wessex Downs

Perfectly placed

Towards Chiseldon Village



# A unique sense of place

Our homes have been sensitively designed to complement and reflect the character of the neighbouring historic buildings. A combination of red and contrasting blue grey bricks, as well as brick arches, detailed chimneys, sliding sash windows and steep pitched plain clay tile roofs add to the traditional Wiltshire architectural feel.

Framed by ancient woodland, Burderop Park offers a tranquil and inspiring living environment.

Here you will find attractive houses set back from the road, majestic tree lined avenues, rich planting and beautiful green open spaces.

Combining elegant façades and traditional materials with contemporary interiors and a high specification, this beautiful collection of thoughtfully designed homes offers something to suit every lifestyle.

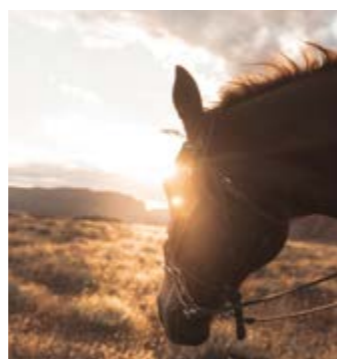
City & Country has carefully considered every aspect of Burderop Park, respecting the past, but also looking to the future to create a place that people will cherish for generations.

# Space to flourish

The local countryside, easily accessible from Burderop Park, offers an enchanting mix of wild woodland, open fields and meandering waterways to discover.

With outdoor space for everyone to enjoy, days can be spent exploring leafy glades, cycling muddy trails or quietly watching the abundance of wildlife. Whatever you choose to do, this secluded corner is the ideal place to escape the hustle and bustle of everyday life.

The North Wessex Downs Area of Outstanding Natural Beauty is also just a short drive away, offering even more to explore. Britain's oldest road, the stunning Ridgeway, forms part of the National Trail for walking and can be accessed from nearby Barbury Castle.



# A sense of belonging



Community is at the heart of Burderop Park, with ample space to come together, meet your neighbours and make new connections.

A resident's green will be at the hub of this new community, where family and friends can gather to picnic or where children can explore and make new friends in the natural play area.

Perfectly placed, the charming village of Wroughton is just 1.8 miles away and boasts independent shops, cosy pubs and stylish restaurants alongside a selection of good schools for growing families.

At Burderop Park you will experience the tranquility of a countryside home, with all the benefits of modern living and great connections within easy reach. Whether you're looking for your first home, a place to downsize or a welcoming community for your growing family, you will find a lifestyle to suit you here.



Offering all the benefits of a village lifestyle within a safe and welcoming neighbourhood, here you will find a new way of life, in a glorious natural setting.

# An historic estate

1300s

Between 1305 and 1355 land belonging to the Cardeville family (including the land that is now Burderop Park) was given to Hyde Abbey and became known as Burderop Manor.

1500s

Thomas (II) Stephens purchased the manor of Burderop in 1561 and the main farmhouse became a manor house. Queen Elizabeth I stayed in Burderop manor in 1591 on the way to Down Ampney.

1600s

In 1619, Sir William Calley bought Chiseldon and Burderop manors and unified them as Burderop Estate. William (I) Calley made his fortune as an importer of silks, gold and silver and Seville oil. Upon his death the estate was passed down through the family and underwent a number of changes.

1700s

In 1731 the manor house went through a major re-build and was transformed into a Palladian building. The granary, walled garden and north wing were also constructed.

1800s

Between 1811-1831 Thomas Calley, who was then the High Sheriff of Wiltshire, held various race meetings at Burderop Park. In 1823 he was made bankrupt and in 1845 parts of the estate were sold off.

1900s

The Calleys continued to host the landed gentry and their great friend King Edward VII, who visited on several occasions. The last male direct line of the Calley family died in 1932 and the house was eventually left to a cousin, Sir Henry Calley of Overtown Manor.

The Halcrow family bought the house and 30 acres in 1977. The manor underwent a major renovation during this time alongside the construction of office space. Two pavilions were built in 1977 and another in 1990. During the renovation of the mansion, a number of wall paintings were found including the coat of arms of William (I) Calley.

Today

Part of the original Burderop estate, Burderop Park is a new community for modern lifestyles, with a selection of contemporary home and a number of new facilities.

A special story that dates back hundreds of years.

Through the centuries the Burderop Estate has dramatically evolved from arable farming to a country residence to more recently, commercial space. The 18th century Palladian manor house famously designed by Francis Smith of Warwick still stands today.

The oldest surviving plan of 1773 shows the landscape gardens and lawn to the east of the house and the principal access route running south, with a second drive to the farm. Through the years parts of the estate were sold off but Burderop farm and Manor House remained.





# The vision



## 2 Bedroom Homes

- ALBA  
Plots 3, 4, 5, 44 & 45
- SALLOW  
Plots 9 & 12
- HORNBEAM  
Plots 10, 11, 17 & 18
- CEDAR  
Plots 20a & 21

## 3 Bedroom Homes

- BIRCH  
Plots 2, 6, 19, 43 & 46
- ACER  
Plots 48 & 51
- LAUREL  
Plots 8 & 13
- BEECH  
Plots 49 & 50
- AVELLANA  
Plots 39 & 41
- HELIX  
Plot 40
- HAWTHORN  
Plots 42 & 47
- PINE  
Plots 22, 23, 24 & 25
- MAPLE  
Plots 1, 7, 14, 15, 16 & 20

## 4 Bedroom Homes

- OAK  
Plots 26, 27 & 36
- ASH  
Plots 35 & 38
- REDWOOD  
Plots 30, 31 & 37
- CHESTNUT  
Plot 29
- ELM  
Plots 55 & 56

## 4/5 Bedroom Homes

- ALDER  
Plots 52, 53, 54 & 57
- ROWAN  
Plots 28, 32, 33 & 34

Boundary Line for Private Land

Layout is indicative only, and subject to change. Please ask the Sales Team for details.

# Elegance around every corner



Exceptional homes designed for today's modern lifestyle.

Each home has been individually designed to offer the very best in contemporary living and boasts a premium specification. From light filled living areas to spacious kitchens, luxuriously appointed bathrooms, generous gardens and off street parking every detail has been carefully considered. Sophisticated interiors blend perfectly with beautifully crafted exteriors to create stylish homes with timeless appeal.

## Living spaces

Bright and airy by day, warm and cosy by night, versatile, generous living spaces offer the ideal place to spend time with friends and family.

Features include laminate flooring in a white washed oak finish and underfloor heating\*. Traditional four panel doors are painted in grey and have brushed chrome ironmongery, whilst walls are painted in ash white.

All homes feature superfast broadband and well positioned power points which not only make working from home easy but ensure the whole family can watch films, surf the net or play games.



Computer enhanced Photography is indicative only



\*Underfloor heating provided to specific rooms, please speak to the Sales Team for details.

The state-of-the-art kitchen is the heart of the home, a space you'll love to throw elegant dinner parties or spend quality time with the ones you love.

Whether it's cooking up a storm with your favourite dish or experimenting with new cuisines, the kitchen and dining area has everything you need. This space will be beautifully appointed with a Bosch induction hob, combination microwave, integrated appliances and stylish Silestone worktops.



# Thoughtfully crafted

Computer enhanced photography is indicative only

# Your time to unwind



## Bedrooms

Elegant, light and spacious, bedrooms are a haven of peace and relaxation. Places where you can truly unwind at the end of a busy day. Luxury carpets are soft underfoot, while wardrobes to the master bedroom provide vital storage space.

## Bathrooms

The contemporary bathrooms and en-suites feature stylish white wall hung Laufen Pro sanitaryware and a heated towel rail, complemented by polished chrome Vado brassware and porcelain wall and floor tiles.

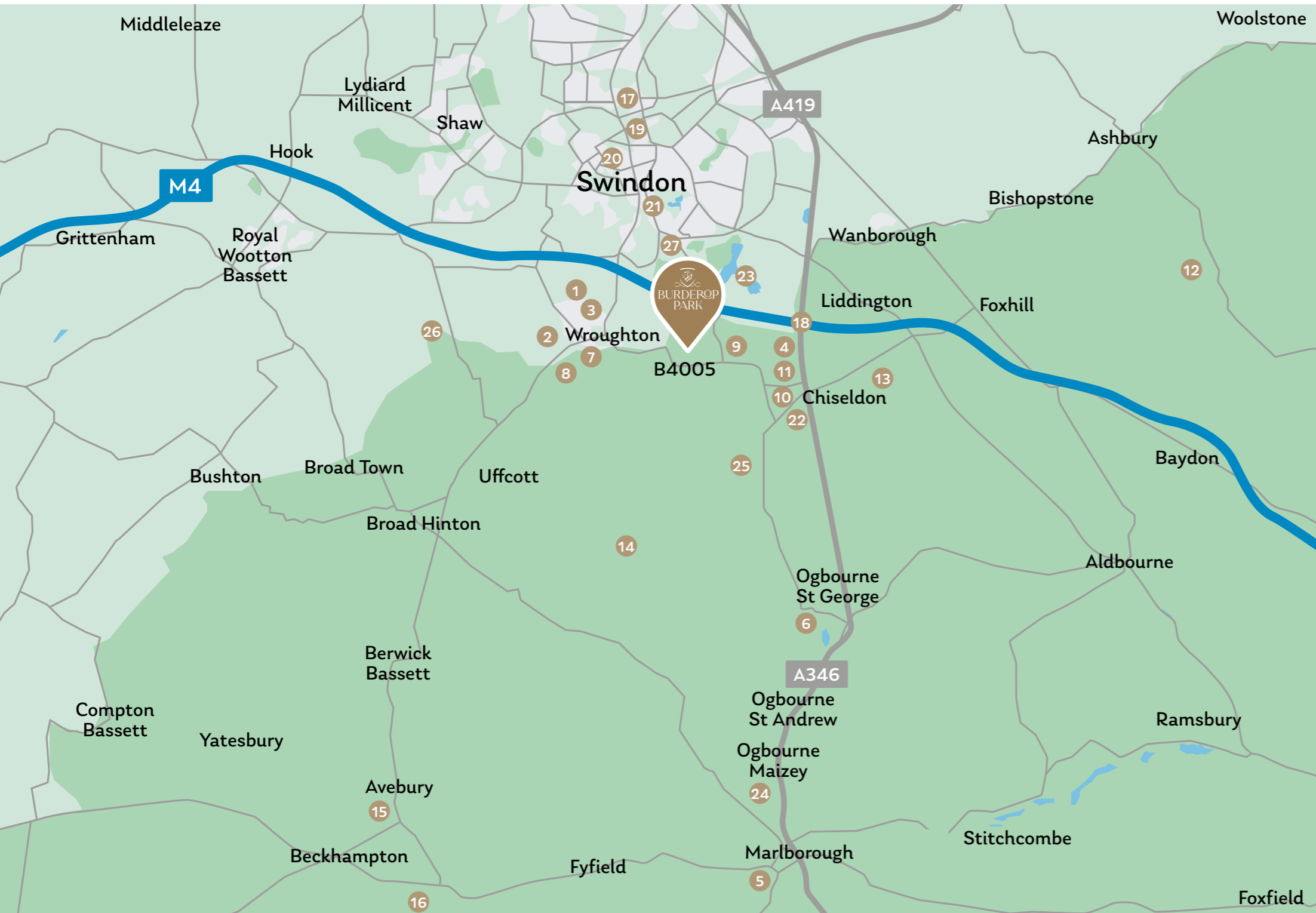
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# Your private oasis

Throw open the double doors, feel the sun on your skin, hear the chitter chatter of wildlife and soak it all in. Our homes have all been designed to bring the outside in, with the living area spilling out to the generous garden.



# Perfectly placed



Burderop Park is located just five miles to the south of Swindon's town centre and its mainline rail station, which connects to London and Bristol. What's more you'll be two miles east of the village of Wroughton, and two miles west of Chiseldon village, placing you within easy reach of local amenities.

## Education

- 1 Wroughton Junior School
- 2 Wroughton Infant School
- 3 The Ridgeway School
- 4 Chiseldon Primary School
- 5 Marlborough College
- 6 St George & St Andrew CofE Primary School

## Pubs/Restaurants

- 7 Brown Jack PH
- 8 White Heart PH
- 9 The Calley Arms PH
- 10 Chiseldon House Restaurant
- 11 The Plough Inn

## Culture

- 12 Ashdown - NT
- 13 Liddington Castle
- 14 Barbury Castle
- 15 Avebury Manor
- 16 West Kennet Long Barrow

## Connections

- 17 Swindon train station
- 18 M4 Junction 15

## Shopping

- 19 Designer Outlet Swindon
- 20 The Brunel Shopping Centre
- 21 Old Town Shopping district
- 22 Three Trees Farm Shop & Cafe

## Leisure

- 23 Coate Water Country Park
- 24 Marlborough Golf Club
- 25 Draycot Aerodrome
- 26 Basset Down Golf Complex
- 27 Broome Manor Golf Complex



# Discover village life



Within a few miles of Burderop Park, several thriving villages epitomise the quintessential English lifestyle, with their welcoming communities and relaxed pace of life.

Wroughton is just a five-minute drive away where you will find shops, independent stores and supermarkets for those everyday essentials. Amenities such as a doctor's surgery, and a range of leisure facilities including a gym and fitness studios are also within the village.

Chiseldon is just two miles away where you'll find Three Trees Farm Shop and Café, ideal for perusing fresh local produce. Nearby Wichelstowe boasts a fantastic Waitrose, whilst slightly further afield you have the rural market town of Marlborough, with its fine selection of characterful shops and cafés. Pubs of course are a traditional focus of village life, and there are plenty to try along with a host of independent shops, boutiques and everyday essentials.

There's always something happening locally, with a variety of attractions and events throughout the year including the regular farmers market, the annual literature festival and international jazz festival.





# Time to dine out

Rustic country pubs, family-friendly cafés, and Michelin star restaurants; the surrounding area has it all.

In nearby Wroughton you'll find The Brown Jack, a traditional gastro pub that's the perfect place for casual dining with friends, while The Chiseldon House Hotel and Restaurant provides the ideal setting for Sunday lunch or afternoon tea with the family.

For those times you'd like to dine out in style, Marlborough offers up some fantastic eateries. From Rick Stein's seafood brasserie to Hillier's small plates and wine, there's something to tantalise every taste bud.

If you'd prefer to stay closer to home, you could grab a bite to eat at the local pub the Calley Arms in Hodson, which takes its name from the Calley family who once owned Burderop Park.





# Something for every style



When it comes to indulging in some retail therapy, you really are spoiled for choice. Swindon's designer outlet has a variety of well known brands including John Lewis and Marks & Spencer, as well as a number of health, beauty and fashion stores lining the Parade.

In the picturesque market town of Marlborough you'll experience a totally different shopping experience, with quirky stores and independent boutiques weaved amongst the historic buildings and streets alongside a number of well-known chains.

For even more choice, Cirencester is just a 30-minute drive away which offers an array of high-end and high street brands as well as a bustling weekly market. Popular with locals, the market is in town every Monday and Friday and plays host to an eclectic range of sellers and stalls. These offer everything from indoor plants, household items to street food and fresh fruit and veg.

# A breath of fresh air



There's so much to see and do in this area. From exploring neighbouring market towns and villages to immersing yourself in the breathtaking countryside, there's something here for everyone.

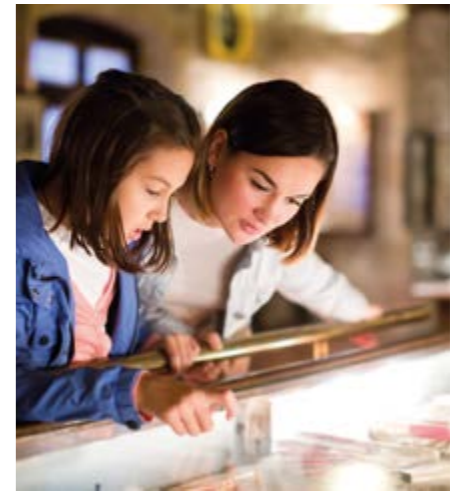
## Feeling active

With acres of countryside to explore on your doorstep and the Marlborough Downs within easy reach, this is the perfect place to get back to nature and enjoy an active lifestyle. Nearby Swindon offers a range of activities; tee off on the green at the luxurious Broome Manor Golf Complex, try your hand at rock climbing, enjoy the plethora of cycling routes or, for something a little different, watch the local ice hockey team, the Swindon Wildcats, in action. There are plenty of other ways to stay active within the area, including an abundance of national trails to explore.



## Family-friendly fun

This is the ideal location for family life to flourish, with a variety of activities for all ages. Enjoy a day out at Studley Grange Craft Village, where you can get creative by designing pottery or making chocolate. What's more, discover a range of wildlife at the butterfly world, farm park and zoo. You also have a variety of entertainment options in Swindon to choose from including The Jungle Parc with its outdoor high ropes course, and a number of indoor soft play areas.



## Arts & culture

From art exhibitions and theatrical events to museums and historical points of interest, Burderop Park is surrounded by a vibrant arts and culture scene. Swindon is also home to a lively arts scene with several exhibitions and events taking place throughout the year at various venues, such as the Wyvern Theatre and the Swindon Museum and Art Gallery. You can also be transported back in time with a visit to the ancient Barbury Castle, or simply sit back and watch the latest blockbuster movie in the multi-screen cinema in the town centre.





Rolling hills, sweeping vistas, wild woodland trails; it's all here. There really is no better place for nature lovers and outdoor enthusiasts.

The North Wessex Downs (just a short drive away) has an array of walking, cycling and horse riding trails to discover. Admire a variety of flora and fauna alongside wildlife habitats nestled throughout the area's vast number of nature reserves. One of those reserves, Stonebridge in Marlborough, offers a wonderful day out for the entire family, with inspiring views of the River Kennet and the chance to spot rare species including heron and kingfisher.



# Immerse yourself in nature

M25	1 hr 18 minutes / 63 miles		
Bath	56 minutes / 39 miles		
Heathrow Airport	1 hr 14 minutes / 65 miles		
Reading	51 minutes / 42 miles	Cheltenham Spa	1hr 4 minutes
Bristol	51 minutes / 40 miles	Cardiff Central	55 minutes
Cirencester	31 minutes / 22 miles	London Paddington	54 minutes
Marlborough	17 minutes / 9 miles	Bristol Temple Meads	37 minutes
Swindon train station	15 minutes / 4.5 miles	Reading	29 minutes
Swindon	12 minutes / 4 miles	Bath Spa	23 minutes
M4 (Junction 15)	5 minutes / 2 miles	Bristol Parkway	21 minutes



**By road**



**By rail**  
(from Swindon train station)



# Well connected

Burderop Park is ideally located for work, rest or play. Travelling by car is simple, with the M4 corridor just over two miles away, providing easy access to Swindon, Bristol, Reading, London and Heathrow airport. What's more, Chippenham and Bristol are less than an hour away, and London can be reached in less than two hours via the M4.

For those times you need to travel by train, the popular commuter base of Swindon is less than five miles away and provides regular connections to key destinations including Cheltenham Spa, Bristol Temple Meads, and London Paddington.

There are also convenient bus stops located immediately outside Burderop Park, connecting to Chiseldon in 17 minutes and Swindon train station in 40 minutes.



The area offers a superb selection of schools that cater for all ages.

For younger families, there are a number of pre-schools and daycare facilities nearby, including Busy Bees Nursery and Wroughton Preschool.

Chiseldon Primary school, Wroughton Junior school and the Ridgeway school are all less than a 10-minute drive away and have a Good Ofsted rating, while the area is also very well served by private schools including Pinewood, Marlborough College, Radley College, St Mary's Calne, Dauntsey's and Downe House.

For those seeking higher education, the first-class universities and colleges in Oxford are approximately one hour away by car, whilst Bath and Bristol universities are also within easy reach.

# Excellent education



# The finer detail



City & Country is a family-owned business which specialises in restoring and converting historic and listed buildings into unique dwellings of exceptional quality and character.

Our meticulous attention to detail throughout the design process ensures that we make the most of the light and space provided by the proportions of the buildings, retaining original features wherever possible to create homes of real character and quality, often hard to find in modern developments. We have a reputation as the leading restoration and conservation specialist in the UK, with the expertise to provide unique and stylish homes within heritage buildings that have been restored with sensitivity to maintain their timeless look and atmosphere.

The company has a dedicated team of in-house specialists whose expertise and flair create outstanding buildings which blend perfectly into their environment. With over 55 years' experience, the group has achieved considerable success

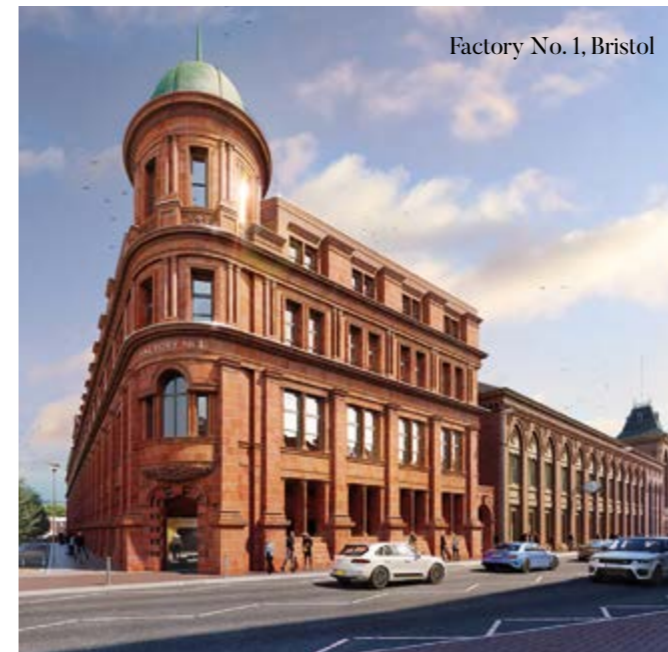
through its consistent attention to detail and innovative approach and refusal to compromise on quality. City & Country is skilled in developing and enhancing high profile, sensitive sites which require original thinking in order to plan space, proportion and originality to rejuvenate prestigious historical buildings. Working closely with Historic England and other conservationists, the company provides a sympathetic and understanding approach to significant buildings to ensure their survival for the enjoyment of future generations.

In the case of Burderop Park, the company has worked very closely with heritage specialists, the local authority and architects to ensure that the new homes being provided are sympathetic to the location and add to the sense of place within the development.



“The plight of Britain’s architectural heritage is a cause that is close to my heart and it is great to see a company like City & Country taking on such complex and worthwhile work.”

George Clarke  
City & Country’s Brand Ambassador  
and Channel 4’s Restoration Man



Factory No. 1, Bristol



St Osyth Priory, Essex



King Edward VII, West Sussex



The Playfair at Donaldson’s, Edinburgh

# Award winning business

CITY & COUNTRY

## 2023

### WHATHOUSE? AWARDS

- Gold** - Best Luxury House - Lake House, St Osyth
- Gold** - Best Renovation - The 1840, St George's Gardens
- Silver** - Best Medium House Builder
- Silver** - Best Renovation - Ring Edward VII Estate
- Silver** - Best Public Realm - St Osyth
- Bronze** - Best Renovation - Factory No.1
- Bronze** - Best Exterior Design - Sanderling Reach

### EVENING STANDARD NEW HOMES AWARDS

- Best Out of London Home**, The Lakehouse at St Osyth Priory
- Best Conversion**, The Engine House at King Edward VII Estate
- Highly Commended for Best Conversion**, The Kitchen Yard at The 1840, St George's Gardens

### FIRST TIME BUYER READERS' AWARDS

- Best Large Development**, Factory No.1

### SUSSEX HERITAGE TRUST AWARDS

- Winner of Landscape & Gardens and Large-Scale Residential**, King Edward VII Estate

## 2022

### WHATHOUSE? AWARDS

- Gold** - Best Starter Home Scheme, Factory No.1
- Silver** - Best Renovation, The Playfair at Donaldson's
- Bronze** - Best Renovation, King Edward VII Estate
- Bronze** - Best Development, The 1840, St George's Gardens

### EVENING STANDARD NEW HOMES AWARDS

- Best Apartment**, The 1840, St George's Gardens
- Highly Commended for Best Small Development**, Burderop Park

### IN-HOUSE RESEARCH 2022

- Gold Award** for Customer Satisfaction

### SCOTTISH HOME AWARDS

- Renovation of the Year**, The Playfair at Donaldson's

## 2021

### WHATHOUSE? AWARDS

- Gold** - Best Apartment Scheme, The Playfair at Donaldson's
- Gold** - Best Renovation, The 1840, St George's Gardens

### IN-HOUSE RESEARCH 2021

- Gold Award** for Customer Satisfaction

### BUILD 2021 HOME BUILDER AWARDS

- Heritage Property Development Specialists of the Year** - UK
- Best Historic & Listed Buildings Restoration Company** - Southern England

## 2020

### EVENING STANDARD NEW HOMES AWARDS

- Special Commendation for Best Conversion**, The Mansion at Sundridge Park, London

### SCOTTISH HOME AWARDS

- Winner** - Apartment Development of the Year, The Playfair at Donaldson's, Edinburgh

### UK PROPERTY AWARDS

- Winner** - Best Residential Renovation / Redevelopment, Factory No.1, Bristol



# Get in touch



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CHERISHING  
HERITAGE  
CREATING THE  
FUTURE



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