



CAMDEN GARDENS

4 new exclusive high quality detached 3 and 4 bedroom family homes
situated within the village of Marshfield.



CAMDEN GARDENS



Camden Gardens takes its name from being originally part of the rear garden of Camden House, which fronts the High Street.



2 Camden Gardens



3 Camden Gardens



4 Camden Gardens

Camden Gardens is an exclusive private development of just four luxury houses, architect designed to the highest standard and located within the highly desirable village of Marshfield.

The houses are constructed in a traditional manner with high quality coloured render and reconstructed stonework to the external elevations and slates to the roof. Internally the houses have excellent room proportions with crisp, modern design.

The accommodation is arranged with open plan kitchen/ breakfast and family room in three of the houses. One house has a separate sitting room. There is a utility room in each house and a wood burning stove within the living area.

Upstairs, the bedrooms have the benefit of an en-suite bathroom and a family bathroom.

There are gardens front and rear, surrounded in most part by stone walls. The rear elevations of the houses all have patios facing due south.

Outside, there are two car parking spaces for each house with one house having the benefit of a garage.



SUPERB LOCATION

Marshfield is a highly sought after village with convenient access links to the M4 junction 18 (Bath) or junction 17 (Chippenham). Both Bath (7 miles) and Chippenham (10 miles) have excellent Great Western Railway train services to London Paddington. There is a regular daily return bus service to Bath.

VILLAGE AMENITIES

Marshfield is a vibrant village of some 1,800 residents which supports a wide variety of facilities and amenities. The High Street is some 350 metres in length with a mixture of beautiful stone character buildings including architecture from the Medieval, Georgian and Victorian times. The shops and services available include:

- A general store with a deli counter
- Pet and Gardening store
- Two public houses
- Two gift shops
- Post office
- Butcher
- Estate Agent - Davis Meade
- Newsagent



- Church
- Doctors surgery
- Veterinary surgery
- Two garages and petrol station
- Tea shop
- Hair salon
- Community Centre
- Modern Primary school and Pre school

The village's excellent sporting facilities include a cricket club, tennis club, football club and a cycling club.

FURTHER AFIELD

The City of Bath is a short distance away and provides an abundance of arts and culture based events with a modern cinema, leisure facilities including an indoor swimming pool and renowned shopping and fine dining. Marshfield sits on the edge of the Cotswolds and has easy access to the beautiful villages and fabulous countryside for walking and touring.

CAMDEN GARDENS



Park

Robbins Close

CAMDEN GARDENS Marshfield SN14 8FD





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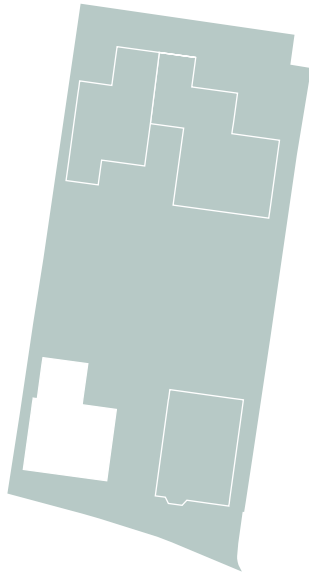
1 CAMDEN GARDENS

3 Bedroom Home

MAX AREA

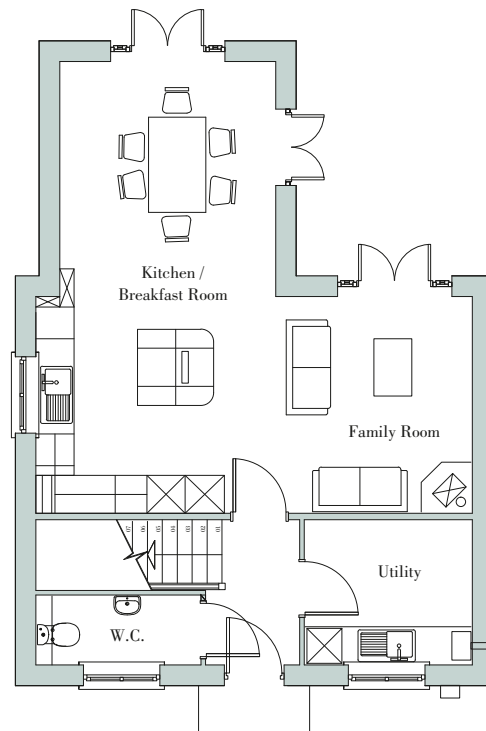
FIRST FLOOR

Bedroom 1 incl wardrobes	3.40m	(11'2")	2.73m	(8'11")
Bedroom 2 incl wardrobes	3.23m	(10'7")	3.03m	(9'11")
Bedroom 3 incl wardrobes	3.17m	(10'5")	3.03m	(9'11")

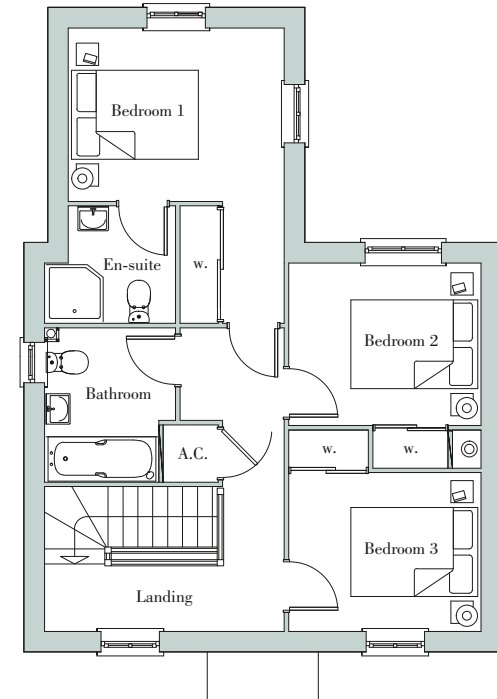


GROUND FLOOR

Kitchen / Family Room	6.88m	(22'7")	3.41m	(11'2")
Breakfast Room	3.70m	(12'2")	3.40m	(11'2")
Utility Room	2.65m	(8'8")	2.29m	(7'6")



Ground Floor



First Floor



CAMDEN GARDENS Marshfield SN14 8FD

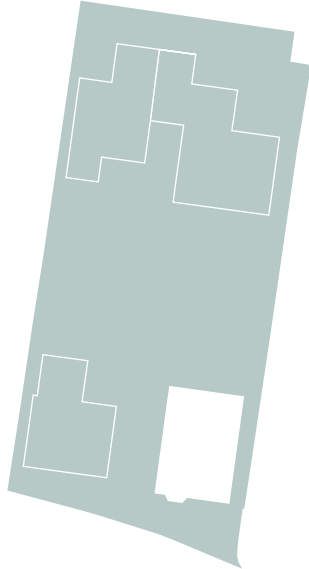
2 CAMDEN GARDENS

3 Bedroom Home

MAX AREA

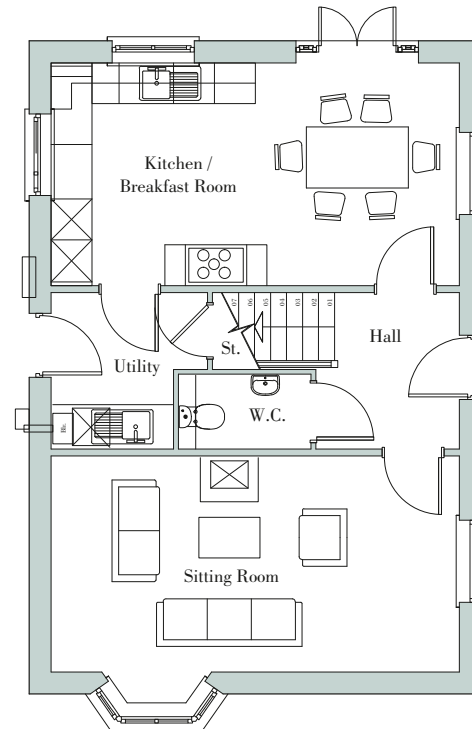
FIRST FLOOR

Bedroom 1 incl wardrobes	6m (19'8")	3.28m (10'9")
Bedroom 2 incl wardrobes	3.34m (10'11")	3.13m (10'3")
Bedroom 3 incl wardrobes	3.34m (10'11")	2.80m (9'2")

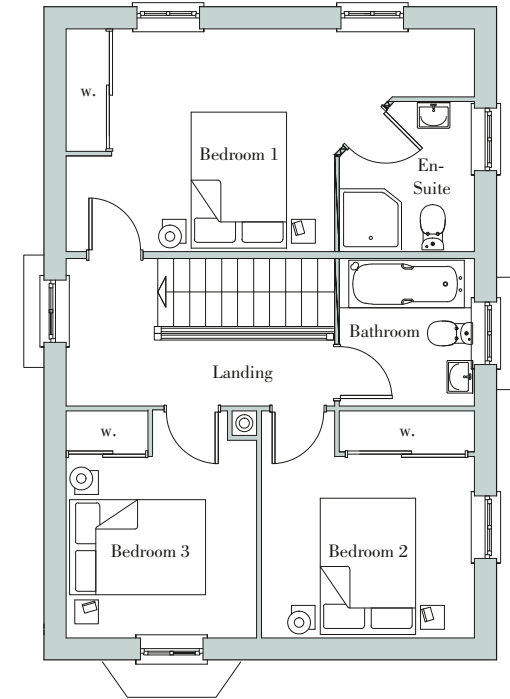


GROUND FLOOR

Kitchen / Breakfast Room	6m (19'8")	3.28m (10'9")
Sitting Room	6m (19'8")	3.18m (10'5")
Utility	2.3m (7'11")	1.80m (5'11")



Ground Floor



First Floor



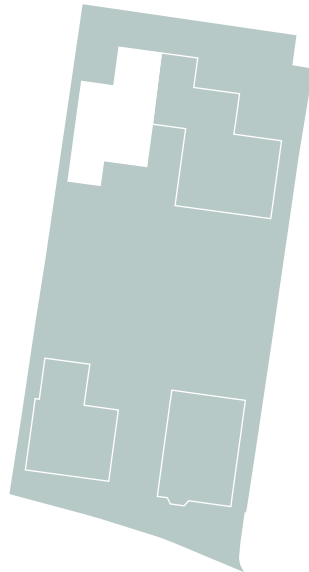
NB. Linked garage for House 4 shown above.

3 CAMDEN GARDENS

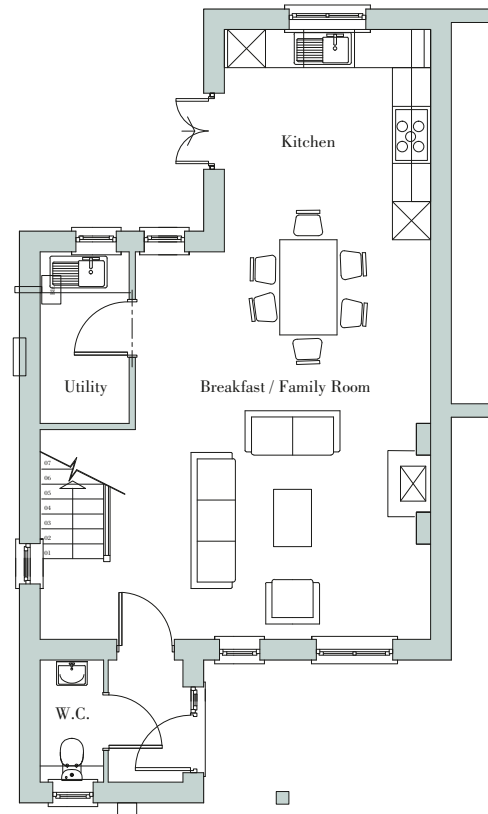
3 Bedroom Home

MAX AREA

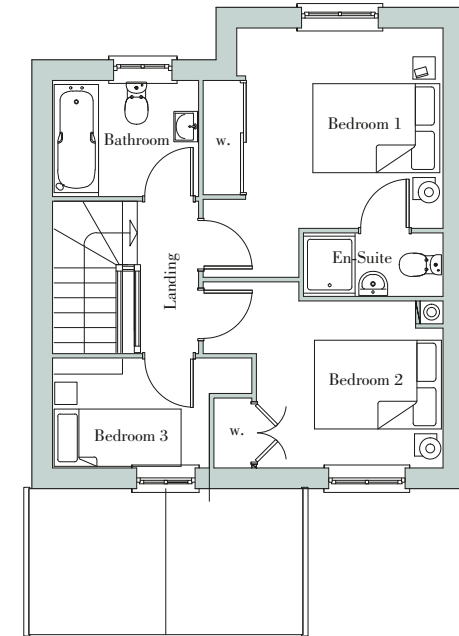
FIRST FLOOR			
Bedroom 1	3.70m (12'2")	3.17m (10'5")	
Bedroom 2	3.93m (12'11")	3.16m (11'10")	
Bedroom 3	2.47m (8'1")	1.72m (5'8")	



GROUND FLOOR			
Kitchen	3.5m (11'6")	3.25m (10'8")	
Breakfast / Family Room	6.1m (20'0")	4.65m (15'3")	
Utility Room	2.7m (8'10")	1.4m (4'7")	



Ground Floor



First Floor



CAMDEN GARDENS Marshfield SN14 8FD

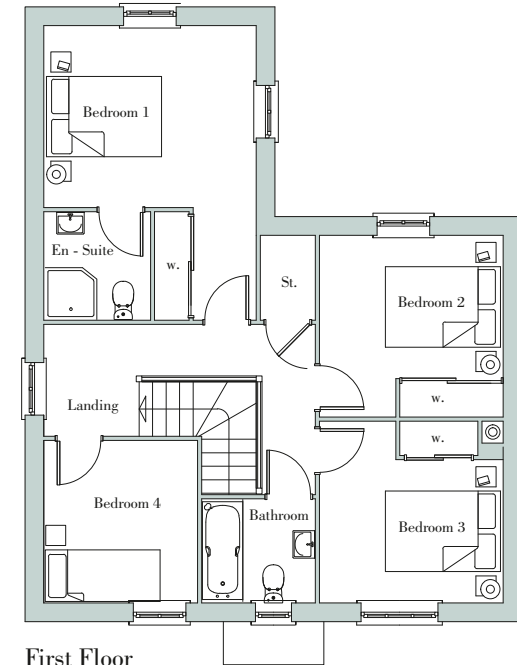
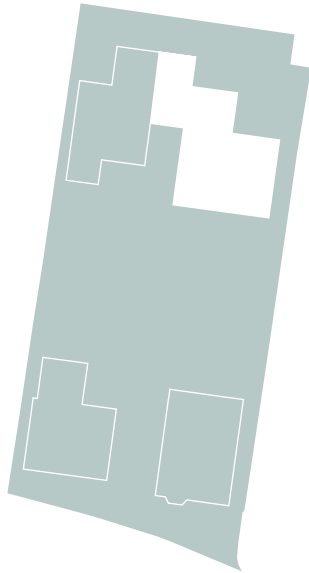
4 CAMDEN GARDENS

4 Bedroom Home

MAX AREA

FIRST FLOOR

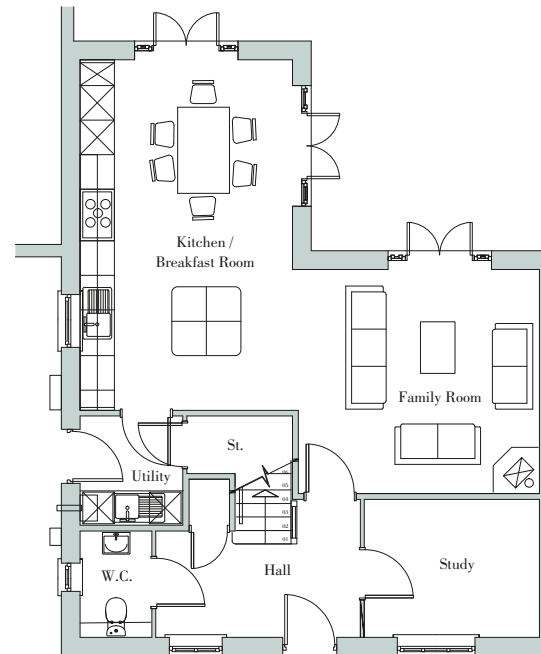
Bedroom 1 incl wardrobes	3.70m (12'2")	3.17m (5'10")
Bedroom 2 incl wardrobes	3.20m (10'6")	3.17m (10'5")
Bedroom 3 incl wardrobes	3.20m (10'6")	3.17m (10'5")
Bedroom 4	2.83m (9'3")	2.68m (8'10")



First Floor

GROUND FLOOR

Kitchen / Breakfast Room	6.10m (20'0")	3.70m (12'2")
Family Room	4.20m (13'10")	3.90m (12'10")
Study	3.05m (10'0")	2.40m (7'10")
Utility Room	1.9m (6'3")	1.79m (5'10")



Ground Floor



SPECIFICATION

Each home at Camden Gardens has been thoughtfully designed to provide superior comfort and style, with well designed living spaces constructed to high energy efficiency standards for lower running costs.

KITCHENS

- Bespoke fully fitted modern kitchen
- Stainless steel door handles
- Silestone worktops and upstands
- One and a half undermount sink and mixer tap
- Siemens fridge/freezer
- Siemens 12 place dishwasher
- Siemens stainless steel oven
- Siemens stainless steel microwave
- Siemens induction hob
- Cooker extractor to outside
- LED counter top lighting
- Downlights to ceiling

UTILITY ROOM

- Units to match kitchen
- Laminate tops and upstands
- Stainless steel sink and mixer tap
- Cupboards to sink unit
- Space for washing machine

BATHROOMS & EN-SUITES

- High quality sanitary ware
- WC with soft close toilet seat
- Wash hand basin with drawer unit below
- White bath
- Thermostatic bath & shower mixer and taps
- Mirror cabinet with shaver socket
- Downlights to ceiling
- Glass shower screen
- Chrome heated towel rail
- Porcelanosa ceramic floor and wall tiles

HEATING

- Digital energy efficient boiler
- Controlled gas central heating with underfloor heating to the ground floor and radiators to the upper floor
- Feature wood burning stove to the family room

INTERIOR FINISHES

- Double glazed factory finished painted timber windows
- Oak veneered doors with quality ironmongery to ground floor
- Oak engineered wood flooring to kitchen/breakfast/family room and hall
- Walls and smooth ceilings finished in classic white emulsion
- All internal woodwork in white satinwood or eggshell
- Downlights to all kitchen areas
- Pendant lighting to bedrooms
- 100% wool carpet to stairs, landing and to all bedrooms, sitting room in House 2 and study in House 4.
- Wardrobes to nearly all bedrooms



ELECTRICAL

- Pre wiring for Sky+ to family room and master bedroom
- BT telephone line and terrestrial TV points to family room and master bedroom
- Mains operated smoke detector to hallways and kitchens

EXTERIOR

- Front and rear gardens turfed
- Patio
- External lighting to front and rear of house

WARRANTY

- All houses will benefit from a 10 year NHBC warranty

All photography of appliances and finishes are typical of the Princeton Homes specification.



PRINCETON
HOMES

Princeton Homes was established in 2002 and since then has built many quality homes, varying from one off bespoke luxury homes to select development of up to 15 houses. We pride ourselves in delivering quality design, materials and workmanship to achieve first class standards of finish and service to our customers.

Princeton Homes has an excellent reputation and has been recognised by its customers who voted Princeton one of the **'top ten'** house builders in the country in its class. Princeton achieved the **'Winner'** title for the 'Best Individual Dwelling' in the LABC Building Excellence awards.

All of Princeton's developments have the same amount of time and attention given to the design and quality of materials and craftsmanship to enable the delivery of exceptional houses from which **you can make your home.**



Trinity Gardens, Chippenham



Bucklands Grove, Chippenham



Clebe House, Tockenham



CAMDEN GARDENS

Marshfield Chippenham SN14 8FD

A development by



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