

**ASHFORD
HOMES**
(SOUTH WESTERN) LIMITED

Crafting beautiful homes



Old School Mews

DEVIZES, WILTSHIRE





Old School Mews

DEVIZES, WILTSHIRE SN10 2SU

Old School Mews is a fantastic conversion of a former Victorian pre-school building offering the finest quality of finish and an unrivalled specification. The homes range from two to three bedrooms with accommodation over two floors and generous gardens.

The development is situated in a popular and well established residential area of Devizes and backs onto the Kennet & Avon Canal; part of a waterway joining London to Bristol and famed for its flight of twenty-nine locks, an engineering and aesthetic marvel walking distance from the town, and a paradise for canoeists, barges and anglers.

Featuring a wealth of listed buildings and a weekly market, the bustling town enjoys a beautiful setting amidst Wiltshire's chalk downlands criss-crossed by ancient byways and prehistoric earthworks providing a scenic playground for walkers and cyclists. Cultural facilities include a museum, active theatre, cinema and vibrant live-music scene. The town centre offers a wide range of amenities including a choice of supermarkets, independent shops, a modern leisure centre with indoor swimming pool, public library, and schooling for all age groups. The major centres of Bath, Salisbury, Swindon, Marlborough and Chippenham are all within a 30-mile radius.

Junction 17 of the M4 motorway lies around 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, also from Andover to Waterloo.

There are a number of nearby primary and secondary schools nearby including St Joseph's Catholic Primary School less than half a mile away and Devizes School (with a Sixth Form) can be found a mile from Old School Mews.



*Enjoy the wonderful Kennet & Avon Canal
as it winds its way through the
bustling Medieval Market Town of Devizes*

How to find us



Please note that the specification was correct at the time of going to print but Ashford Homes continually review their specifications and reserve the right to make any changes. The measurements have been taken from the plan provided but there may be variations in the final build. The computer generated images are for illustrative purposes only and are not intended to be scaled or used to indicate boundaries and should only be used for guidance. Prospective purchasers are advised that the development name may not be the final postal address.



Site Plan

Plots 1 • 2



Superb two bedroom conversions with garden and allocated parking. On the ground floor there is an open plan living/dining area and contemporary kitchen. On the first floor there are two double bedrooms and a family bathroom.



2

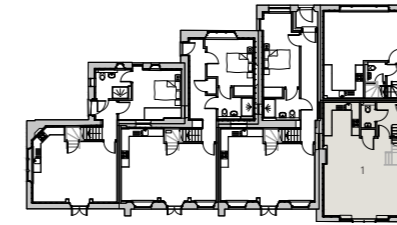


1

2



1

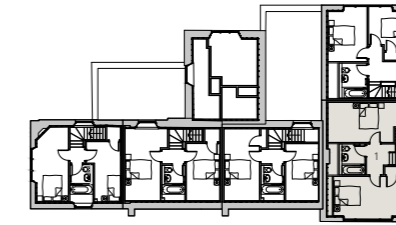
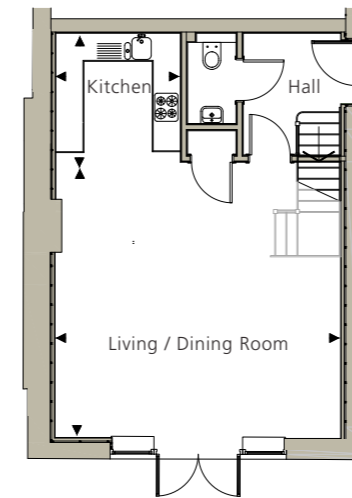


PLOT 1

GROUND FLOOR

Kitchen
2.60m x 2.63m
8'6" x 8'8"

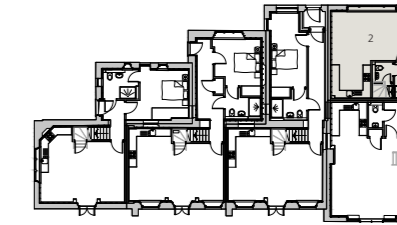
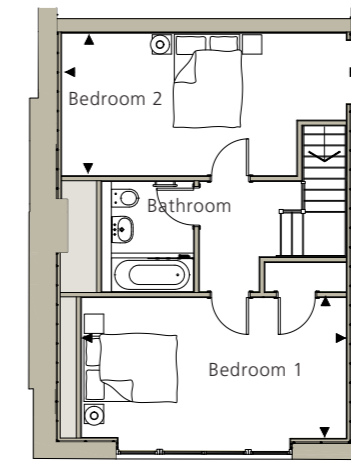
Living / Dining Room
5.74m x 5.90m
18'8" x 19'4"



FIRST FLOOR

Bedroom 1
2.89m x 5.47m
9'6" x 17'11"

Bedroom 2
2.94m x 5.88m
9'8" x 19'3"

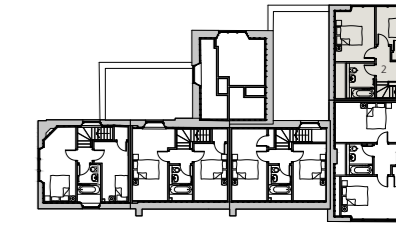
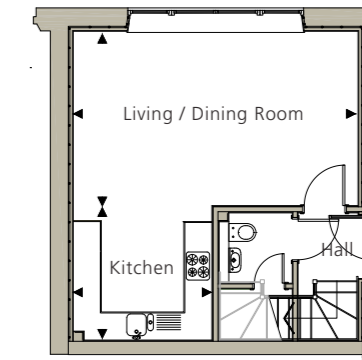


PLOT 2

GROUND FLOOR

Kitchen
2.78m x 2.88m
9'1" x 9'5"

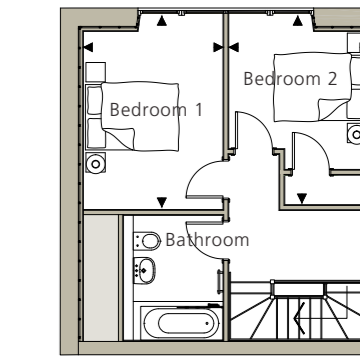
Living / Dining Room
3.60m x 5.88m
11'10" x 19'3"



FIRST FLOOR

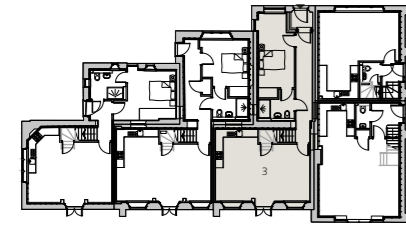
Bedroom 1
2.88m x 3.68m
9'5" x 12'1"

Bedroom 2
2.88m x 2.88m
9'5" x 9'5"



Please note these measurements have been taken from the plan provided but there may be variations in the final build.

Plots 3 • 4



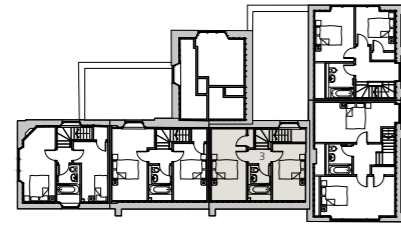
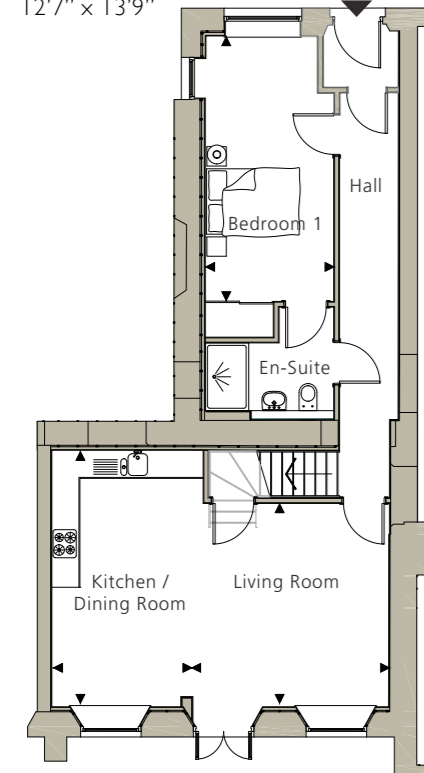
PLOT 3

GROUND FLOOR

Kitchen / Dining Room
3.13m x 5.30m
10'3" x 17'5"

Bedroom 1
2.66m x 6.22m
8'9" x 20'5"

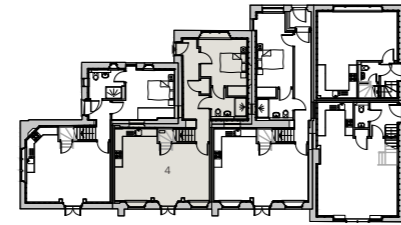
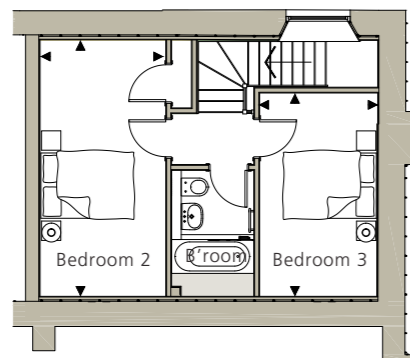
Living Room
3.84m x 4.20m
12'7" x 13'9"



FIRST FLOOR

Bedroom 2
2.60m x 5.30m
8'6" x 17'5"

Bedroom 3
2.42m x 4.22m
7'11" x 13'9"



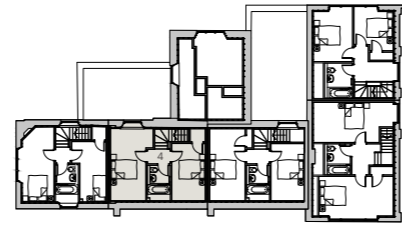
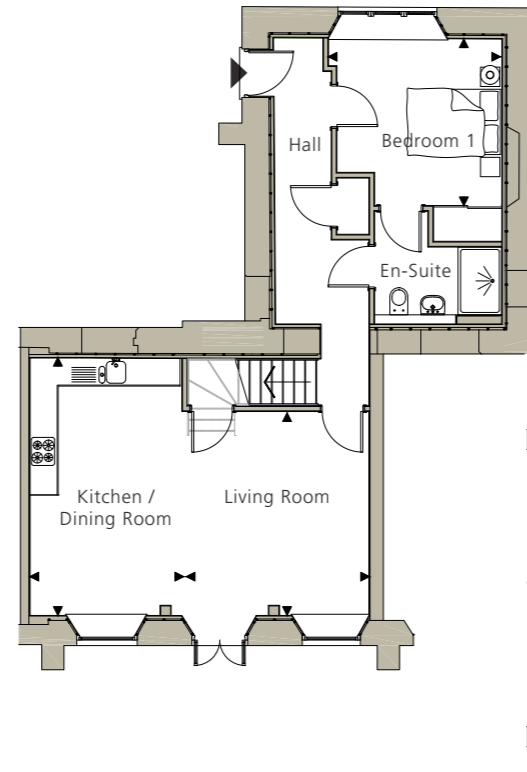
PLOT 4

GROUND FLOOR

Kitchen / Dining Room
3.13m x 5.32m
10'3" x 17'5"

Bedroom 1
3.40m x 4.18m
11'2" x 13'9"

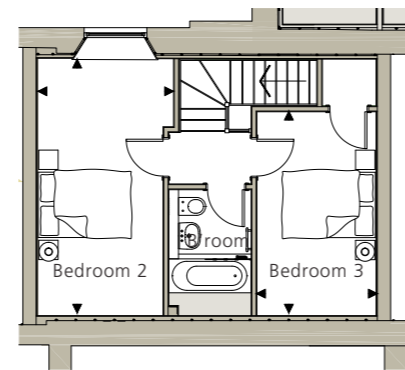
Living Room
3.87m x 3.96m
12'8" x 13'10"



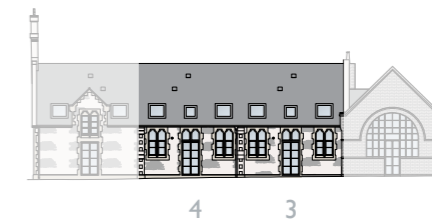
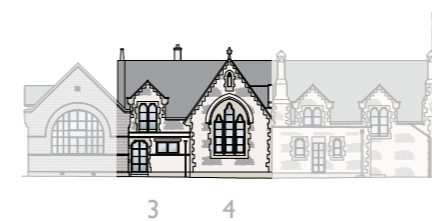
FIRST FLOOR

Bedroom 2
2.60m x 5.32m
8'6" x 17'5"

Bedroom 3
2.46m x 3.96m
8'1" x 13'10"



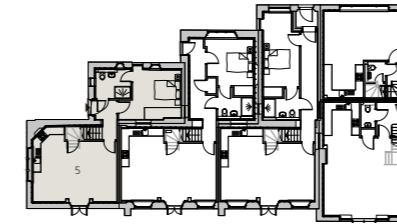
Impressive three bedroom conversions with garden and allocated parking. On the ground floor there is an open plan living/dining area, luxury kitchen and main bedroom with en-suite. On the first floor there are two bedrooms and family bathroom.



Plot 5



Impressive three bedroom conversion with garden and allocated parking. On the ground floor there is an open plan living/dining area, luxury kitchen and main bedroom with en-suite. On the first floor there are two bedrooms and family bathroom.



PLOT 5

GROUND FLOOR

Kitchen / Dining Room

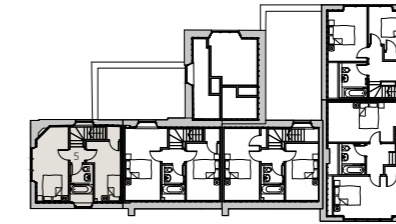
2.41m x 5.51m
7'11" x 18'1"

Living Room

3.78m x 4.44m
12'5" x 14'7"

Bedroom 1

3.68m x 4.62m
12'1" x 15'2"



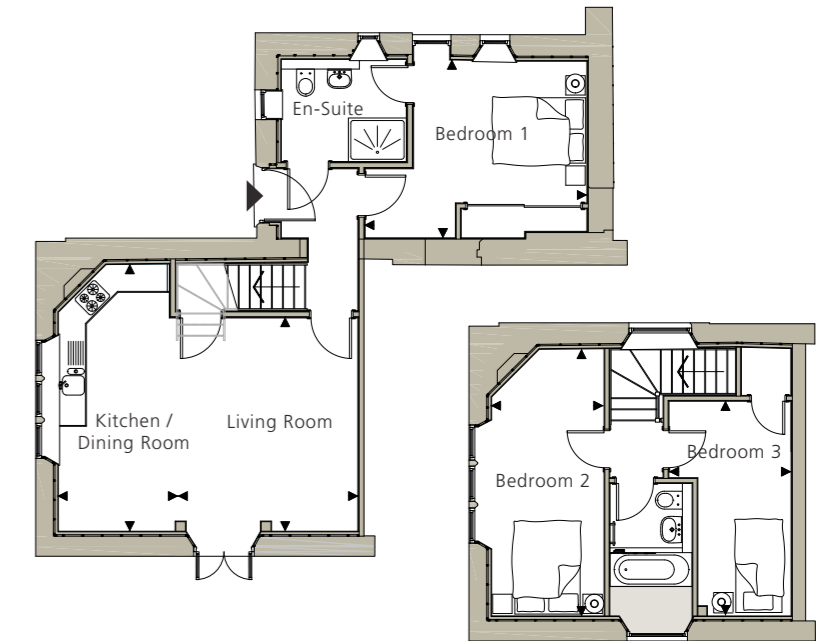
FIRST FLOOR

Bedroom 2

2.32m x 5.52m
7'7" x 18'1"

Bedroom 3

2.53m x 4.44m
8'4" x 14'7"



5



5



5

Features and options

Construction

- Traditionally constructed and fully refurbished school building with elevations comprising, red brick and stone with traditional stone architectural features.
- New traditional timber windows in white.
- LABC 10 year guarantee.

Internal

- Central heating comprising gas condensing boiler supplying under floor heating throughout with individual room thermostats. Option for individual room programming, central control, control via smartphone or tablet and remote operation over internet.
- Towel radiators in bathrooms with control independent of main heating system allowing use in summer.
- Comprehensive electrical installation including energy efficient LED recessed down lights to kitchen, bathrooms, living room, hallway/landing and main bedroom.
- Traditional style four panel doors painted with chrome furniture.
- Decoration – emulsion to walls with white ceilings and white gloss finish woodwork.

Audio Visual Infrastructure

- TV aerial and distribution amplifier fitted as standard. Communal Sky dish.
- Optional HD distribution to selected locations from comms position.

For full details, please see the Audio-Visual options data sheet.

Kitchen

- Luxury fitted kitchen.
- Fully integrated appliances.
- Granite or Quartz to kitchens.

Bathrooms

- *En-Suite*
Villeroy & Boch sanitary ware comprising back to wall WC, wall hung basin and low profile shower tray with Merlyn shower enclosure. Hansgrohe chrome fittings with exposed thermostatic shower valve and riser rail.
- *Bathroom*
Villeroy & Boch sanitary ware comprising back to back to wall WC, wall hung basin and bath with Merlyn bath screen over. Hansgrohe chrome fittings with exposed thermostatic bath/shower mixer with riser rail. Low level blue LED mood lighting.

Tiling

- Bathrooms to be tiled to approximately 1.2m high throughout with shower areas fully tiled to ceiling. Kitchen and bathroom floors to be tiled. Tile choices available (subject to stage of construction) from a selected range.

External

- Development road and parking spaces in block pavements.
- Gardens to have patios and top soil prepared for customer.

Services

- Mains electric, gas, water and drainage services will be connected.
- Telephone infrastructure will be installed.

Upgrade options

- Marble to bathrooms.
- Flooring to areas other than kitchen and bathrooms.
- Central heating control options.
- HD Distribution options.
- Satellite dish, DAB antenna & FM.
- Bathroom accessories.
- Security system.



MERLYN



Backed by
HM Government

A proud history

We want you to buy and move into your home with absolute confidence, so you can enjoy it fully from day one. From the moment the sale is agreed we will work with you to take care of every detail and keep you informed.

Ashford Homes has been building luxury homes of true character for over 30 years throughout the South West. We are well-known for creating developments that uphold local traditions and are a pleasure to live in.

Over recent years our build quality has been recognised with awards from both Wiltshire and B&NES building control bodies.

Our dedicated staff and sub-contractors are mostly local people. They take a real pride in their work and understand local materials and methods. Many have been working with the company for years, upholding the trades and traditions that Ashford Homes is proud to promote.

This generates a fantastic quality product but just to be absolutely sure we have rigorous quality controls that conform fully to all industry standards, including environment and safety.

All new homes come with a 10 year structural warranty provided by LABC, as well as a comprehensive and efficient aftercare service from our team. Nothing is more important to us than our customers.

What our customers say

“I wanted to tell you how pleased I am with my new home. The design of the house is great and unlike many new builds I have seen, Ashford Homes seem to have thought about space and light. In addition I want to say that both your site manager and your sales manager have both been more than helpful in the two months since I have been in my new home. Thanks for all your help.”

Mrs N

“Thank you so much Ashford Homes. I love my new house. Every part of the moving process was handled with care and efficiency and most importantly the quality and finish of the house is superb. Nothing has been too much trouble, either before or after the move, and that kind of service is hard to find in any industry let alone the housing industry. Having had such a great experience, I wouldn't want to buy a new home from anyone else.”

Mr D



CONSUMER
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HOME BUILDERS
www.consumercode.co.uk



“We are very happy with the results of the house, the standard of workmanship is first class and the whole team should be congratulated on a fine effort.”

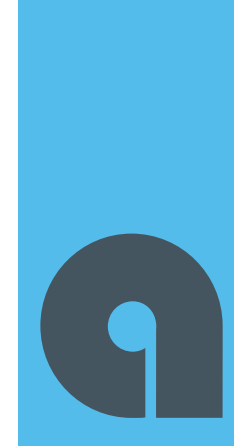
Mr and Mrs N

“The quality of finish throughout the house, as well as the high standard of fixtures and fittings and the professional, caring attitude of the staff involved are but a few of the highly recommendable traits of an Ashford Homes property.”

Mr and Mrs G

“My wife and I are delighted with our purchase, location and quality of build are top quality. One of the best features of our dealings with Ashford Homes has been the friendliness and availability of your staff and directors.”

Mr and Mrs V



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Viewing

Strictly by appointment with Ashford Homes (South Western) Ltd or our nominated agents. Please use the contact details above.

Reservation

A reservation fee will secure your house at Old School Mews.

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