

MALTINGS COURT

GREAT BEDWYN • MARLBOROUGH • WILTSHIRE



RIVAR
New Homes

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A rarely available development in a convenient village location

Great Bedwyn is a picturesque village located on the edge of Savernake Forest in the heart of Wiltshire's beautiful countryside. Situated on the historic Kennet and Avon Canal, the village enjoys many local facilities including a pub, numerous sports clubs, a Post Office, convenience store and an 'outstanding' Ofsted rated primary school. Bedwyn station is just a short walk (0.2 miles) from Maltings Court, providing regular, direct trains to London Paddington.



Site plan

Accessed off a private driveway in the grounds of a sympathetically converted Malthouse, homes at Maltings Court benefit from parking spaces and private rear gardens.





Specification

Kitchen

- Individually designed kitchen with fitted dishwasher, fridge/freezer, hob, oven and extractor
- 1½ bowl sink unit with mixer tap

Utility

- Matching units to kitchen
- Sink with mixer tap
- Minoli ceramic wall and floor tiles

Bathrooms

- Roca white sanitaryware with chrome fittings
- Thermostatically controlled showers
- Chrome ladder towel rails
- Half height Minoli ceramic wall tiling, full height to showers

Windows & Doors

- Timber front doors
- Timber windows and other doors
- Internal doors – white painted vertical boarded
- Satin chrome door furniture

Floors

- Minoli floor tiling to kitchen and dining areas
- Minoli floor tiling to bathrooms and en-suite, remaining areas left to purchasers future installation

Decorative finish

- Off white emulsion to all walls
- White gloss to joinery
- Smooth, brilliant white ceilings
- Painted staircase (hardwood handrail)

General internal features

- Pressurised/un-vented water system providing mains water pressure to showers and other outlets
- Air Source Heat Pump heating system
- Underfloor heating to ground floor
- Recessed low energy ceiling lights to kitchen, utility, wc and bathrooms
- TV points to principal rooms
- Double socket to loft
- Fibre broadband available

External Features

- Landscaping as per submitted plan
- Outside tap

Management company

An annual charge will be payable for management of the communal and landscaped areas. Please ask for details.

minoli

Roca

windmill
kitchens

VADO

Important Note Preliminary finishes specification: Whilst every care has been taken to ensure the accuracy of the information given, the contents do not constitute any part of an offer or contract. Due to a policy of continual review Rivar Ltd reserves the right to alter the specification and design without prior notice.



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Plot one

Linnet Cottage



A detached four bedroom house.

Arranged over two storeys, ground floor accommodation comprises open-plan kitchen / dining room, sitting room, utility and cloakroom. First floor accommodation comprises three double bedrooms with ensuite to bedroom 1 and family bathroom.

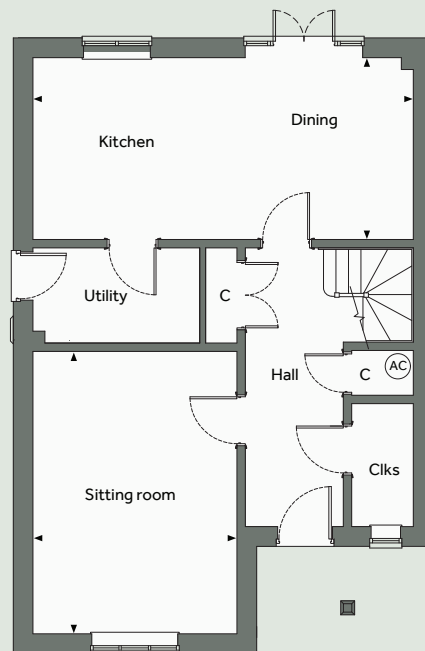
Ground floor	<i>Metric (m)</i>	<i>Imperial</i>
Sitting room	5.09 x 3.68	16'8" x 12'1"
Kitchen / Dining	6.84 x 3.30	22'5" x 10'9"

First floor	<i>Metric (m)</i>	<i>Imperial</i>
Bedroom 1	3.69 x 3.30	12'1" x 10'9"
Bedroom 2	3.23 x 2.82	10'7" x 9'3"
Bedroom 3	3.90 x 3.33*	12'9" x 10'11"*
Bedroom 4	2.58 x 2.25	8'5" x 7'4"

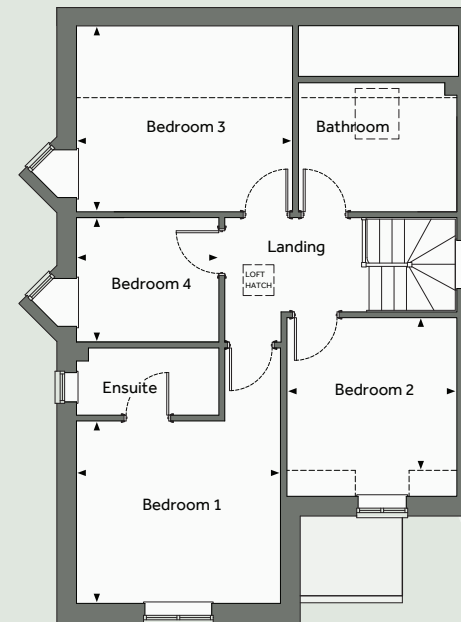
Total internal area 118m² / 1,272ft²

* Measurement to outer wall. 2.50m (8'2") at 1.5m skelling height.

Ground floor



First floor





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Plots two & three

Bunting Cottage & Pipit Cottage



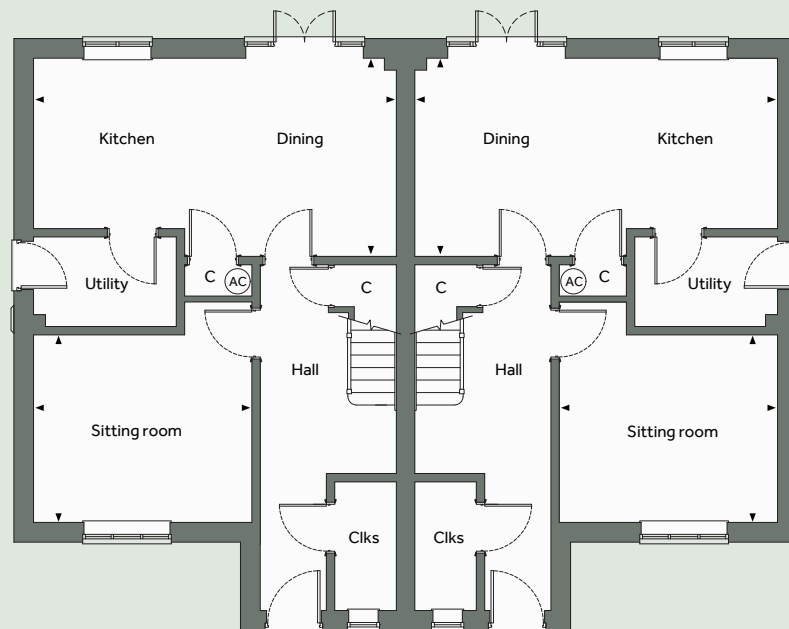
Two semi-detached three bedroom houses.

Arranged over two storeys, ground floor accommodation comprises open-plan kitchen / dining room, sitting room, utility and cloakroom. First floor accommodation comprises two double bedrooms with ensuite to bedroom 1, a further bedroom and family bathroom.

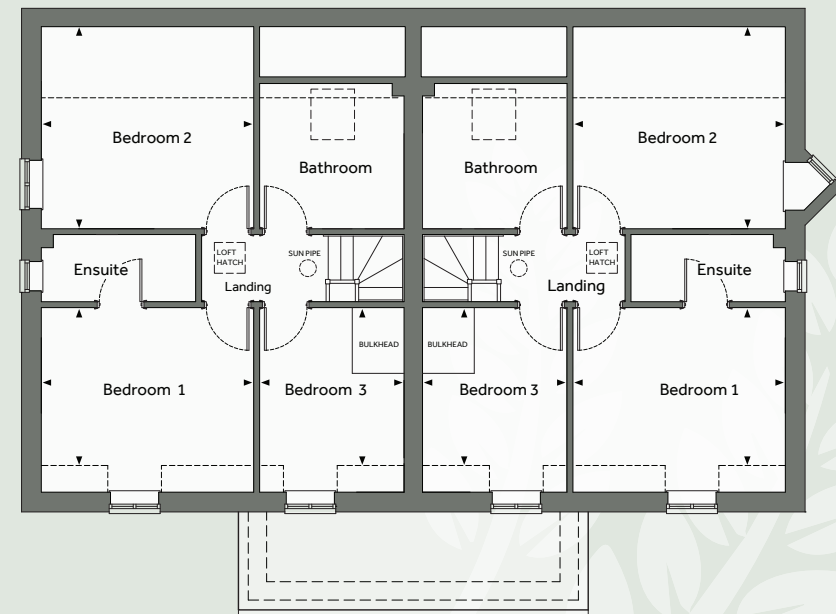
Ground floor	<i>Metric (m)</i>	<i>Imperial</i>	First floor	<i>Metric (m)</i>	<i>Imperial</i>
Sitting room	3.95 x 3.40	12'11" x 11'1"	Bedroom 1	3.83 x 3.33	12'6" x 10'11"
Kitchen / Dining	6.53 x 3.59	21'5" x 11'9"	Bedroom 2	3.83 x 3.67*	12'6" x 12'0"*
			Bedroom 3	3.33 x 2.62	10'11" x 8'7"
			Total internal area	101m²	1,087ft²

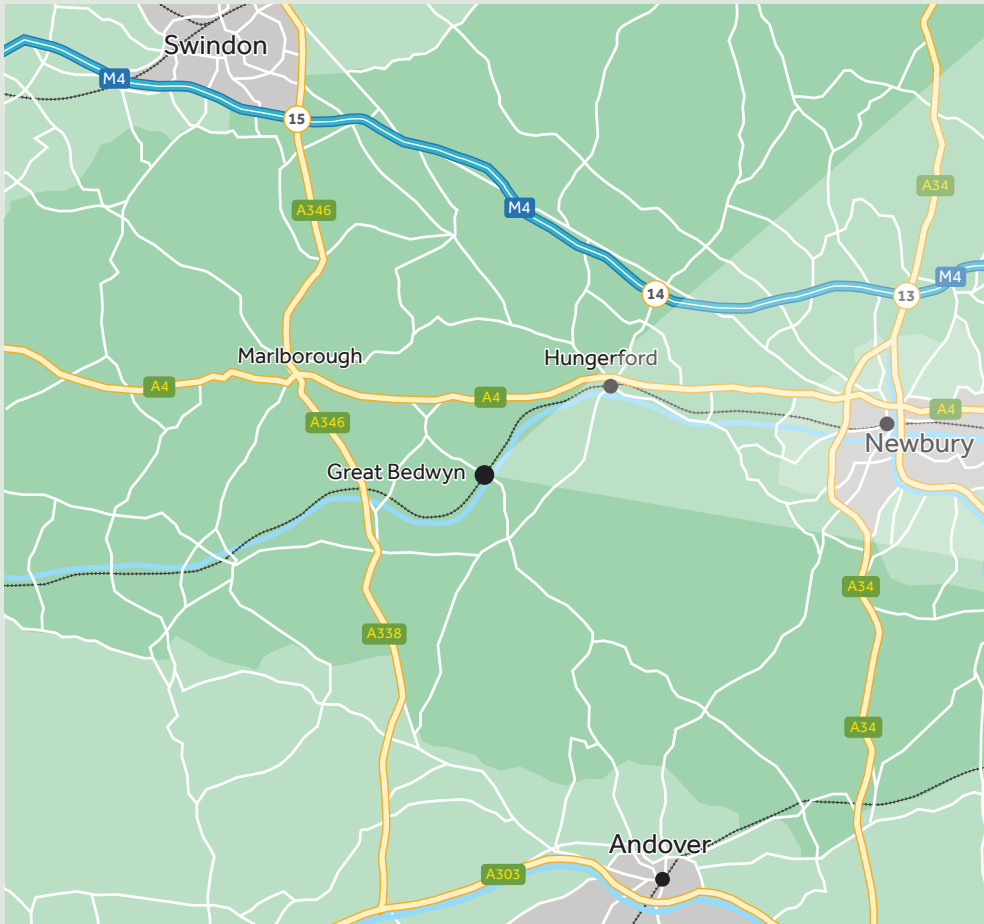
* Measurement to outer wall. 1.42m (4'6") at 1.5m skelling height.

Ground floor



First floor





Location

Marlborough 7 miles | Hungerford 7 miles | Newbury 15 miles | Swindon 19 miles

Despite its rural location, transport links are convenient, with the M4 motorway (Junction 14) just 9 miles away and regular trains to London Paddington taking just over one hour from Bedwyn station - a short (0.2 mile) walk from Maltings Court.

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Rivar New Homes is a trading name of Rivar Ltd.
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