



KINGSBURY MEWS

M A R L B O R O U G H

An exceptional development of
brand new 3 & 4 bedroom homes.
Exclusively for the over 55s.

Thomas Homes

An established and trusted local developer.



As one of the largest privately owned property developers in the South of England, Thomas Homes have a well deserved reputation for creating high quality, desirable properties. Whatever we're developing, the emphasis is always on imaginative design. We put considerable thought into our schemes and this is evident in the finished product - beautiful buildings that people love to live and work in. We're very proud of our Kingsbury Mews development and hope you enjoy living here as much as we enjoyed creating it.



Hugh Thomas
Managing Director



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Designed exclusively for the over 55s.

Set in private grounds, Kingsbury Mews comprises just 12 properties, ensuring a relaxed and peaceful environment in which to enjoy your time.

Each plot benefits from allocated parking and relaxing outdoor areas, whilst the development itself is within easy walking distance of the town centre. Kingsbury Mews provides a haven of calm in one of Wiltshire's most desirable market towns.

Welcome to Marlborough

An historic market town in beautiful rural Wiltshire.



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Enjoying a superb location in the beautiful market town of Marlborough, Kingsbury Mews boasts easy access to road and rail links and some of Wiltshire's most picturesque scenery is literally on your doorstep. Marlborough itself enjoys a wide variety of amenities, from rural walks in nearby Savernake Forest, to high street shopping and dining in the town itself and the many surrounding villages.

History

Marlborough has a long and rich history, with evidence of iron age settlements in the grounds of the renowned Marlborough College. The first written record of the town dates back to 1087 and is listed in the Domesday Book. Granted a Royal Charter in 1204, the town still holds a market twice a week in the High Street.

Services

The town's excellent services and amenities include doctors and dentists, a number of schools and a main Post Office. The grand Town Hall is nearby and a library is located in the High Street. Local emergency services include a police station, a fire station and a community hospital - all within 5 minutes of Kingsbury Mews.

Shopping

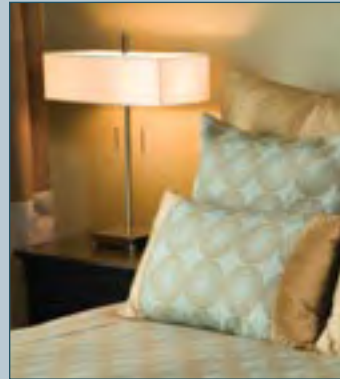
A thriving High Street (reputedly the widest in England) and ancient alleyways provide a range of excellent shopping facilities. From supermarkets to small secluded boutiques, unique delicatessen, clothes shops and a weekly open air market, shoppers in Marlborough are well catered for.

Recreation

Although Kingsbury Mews enjoys a secluded and tranquil setting, it's only a very short walk to the bustling town centre, with its many bars and cafés. The town also enjoys a well equipped leisure centre, a private golf course and of course traditional country pursuits such as shooting, fishing, riding and walking.

Transport

An historic coaching town, Marlborough is situated on what used to be the main road (now the A4) almost equidistant between London and Bristol. As a result, transport links are superb, with easy access to the M4 motorway and a choice of mainline rail links to London and Bristol just a short drive away.



Designed exclusively for the over 55s, our Kingsbury Mews development is truly unique. Careful consideration has been given to every aspect of this high quality scheme, from the classic architectural features to the charming communal areas, a tranquil fruit orchard and private, allocated off street parking.

Design

Individual design details like graceful arches and sash windows give Kingsbury Mews its unique character. These homes are built to exceed current energy efficiency regulations by up to 25%. Even the landscaping and planting of the outdoor areas have been planned to perfection.

Quality

Renowned for our individual developments, Thomas Homes' quality is evident throughout. With the highest design and build standards, attention to detail and top of the range fixtures and fittings - including hand made kitchens - you can be sure your new home will exceed your expectations.

Style

Like all Thomas Homes' developments, much thought has gone into giving Kingsbury Mews a unique sense of style. From the classical architectural features to the high quality fixtures and fittings, these desirable new homes exude a sense of contemporary style and timeless elegance befitting of an old English town.

Enjoy... the style

Professional interior design options.



We believe that finding a new home should be an enjoyable time - even if it isn't your first.

Part of that enjoyment is getting your home exactly how you want it, which is why we are happy to introduce Pistachio Interiors.

With a range of options, from advice on what goes with your existing furniture to a full interior design scheme, Pistachio Interiors can help ensure your chosen property is perfect - even before you move in.



pistachiointeriors.com

Interior design service is available as an extra cost option. Terms and conditions apply. Please ask for details.

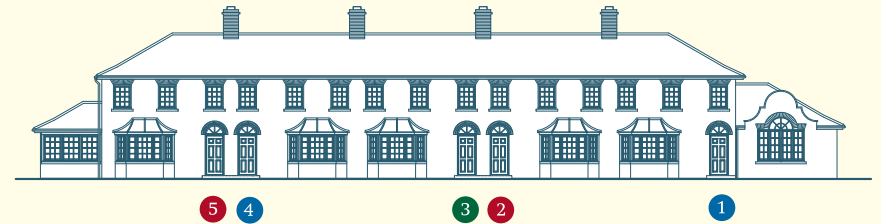


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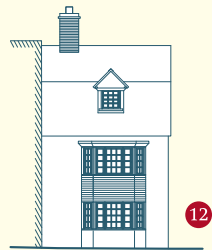
M A R L B O R O U G H

Site plan

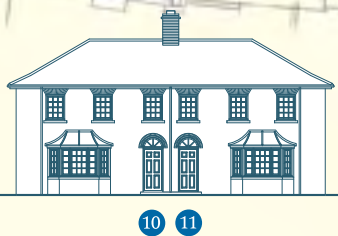
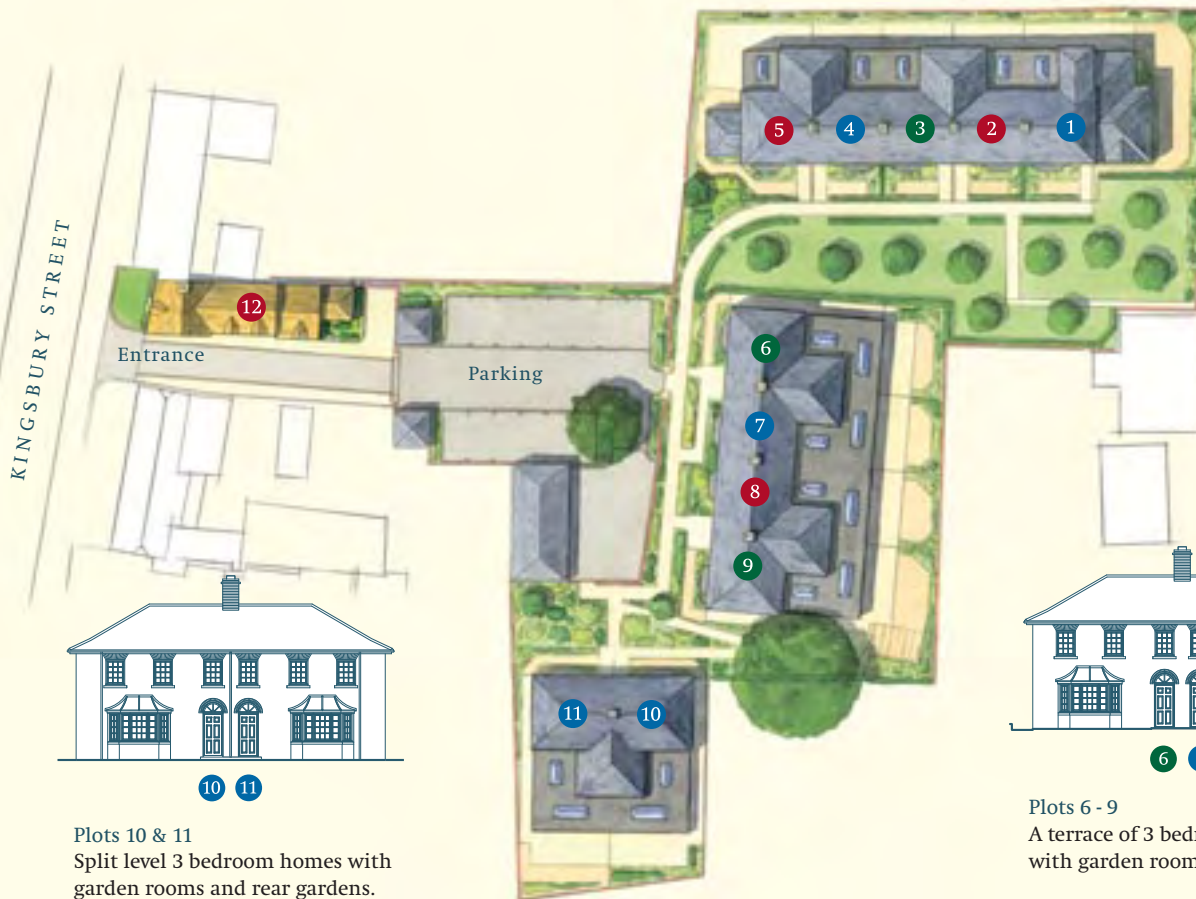
This small, private development of just 12 properties enjoys an unrivalled location in Marlborough. Although within easy walking distance of the town centre, it is designed to provide an air of peace and calm, with wonderful views, secluded areas and traditionally styled communal gardens.



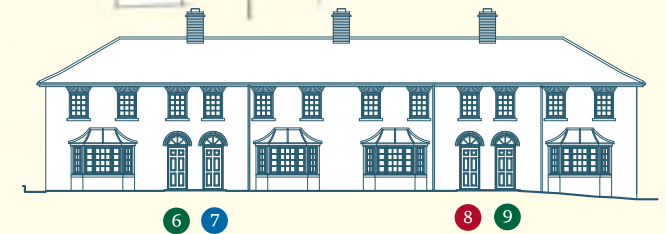
Plots 1 - 5
A terrace of five, 3 bedroom properties, with plot 5 benefiting from an attached sun room and plot 1 enjoying an additional studio and guest bedroom to the ground floor.



Plot 12
A single, three storey, 4 bedroom townhouse with sun room and front garden.



Plots 10 & 11
Split level 3 bedroom homes with garden rooms and rear gardens.



Plots 6 - 9
A terrace of 3 bedroom homes with garden rooms and rear gardens.



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Plots 1 - 5

Artist's impression

Set along the northern edge of Kingsbury Mews, plots 1 - 5 are 3 bedroom properties featuring living room, open plan kitchen/dining room and wc to the ground floor, whilst upstairs comprises master bedroom with ensuite, 2 further bedrooms and a separate bathroom. Plot 1 also benefits from a studio and guest bedroom to the ground floor, whilst plot 5 enjoys an additional sun room.



Enjoy... the grounds

Peaceful gardens and a private orchard.



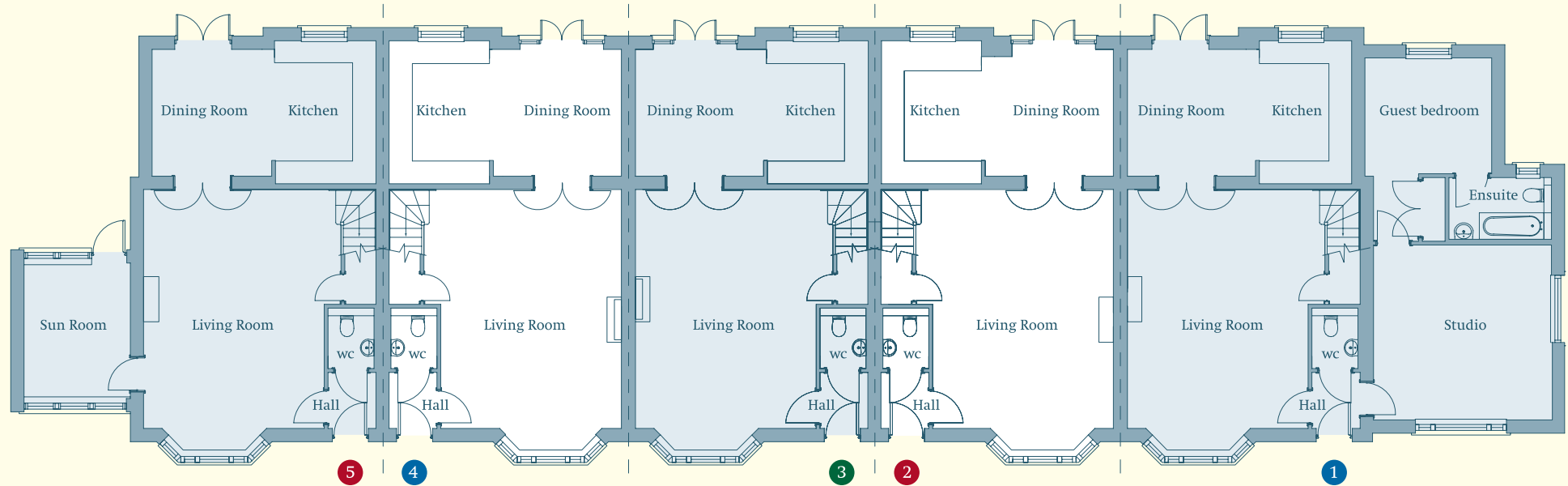
We know when choosing a new home, it's not just the building that counts. Indeed, attractive gardens are often equally as important as bricks and mortar. A calm and relaxing outdoor space is one of life's little pleasures - which is why we have provided exactly that at Kingsbury Mews.

Thoughtfully planted borders create attractive walkways, whilst the fully landscaped, well-tended gardens and communal space includes a delightful orchard, providing a unique, tranquil and beautiful space in which to enjoy your free time.

Artist's impression. Indicative only.

Plots 1 - 5

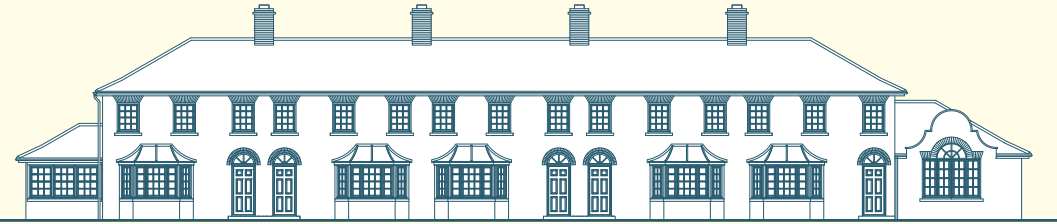
Floor plans and dimensions



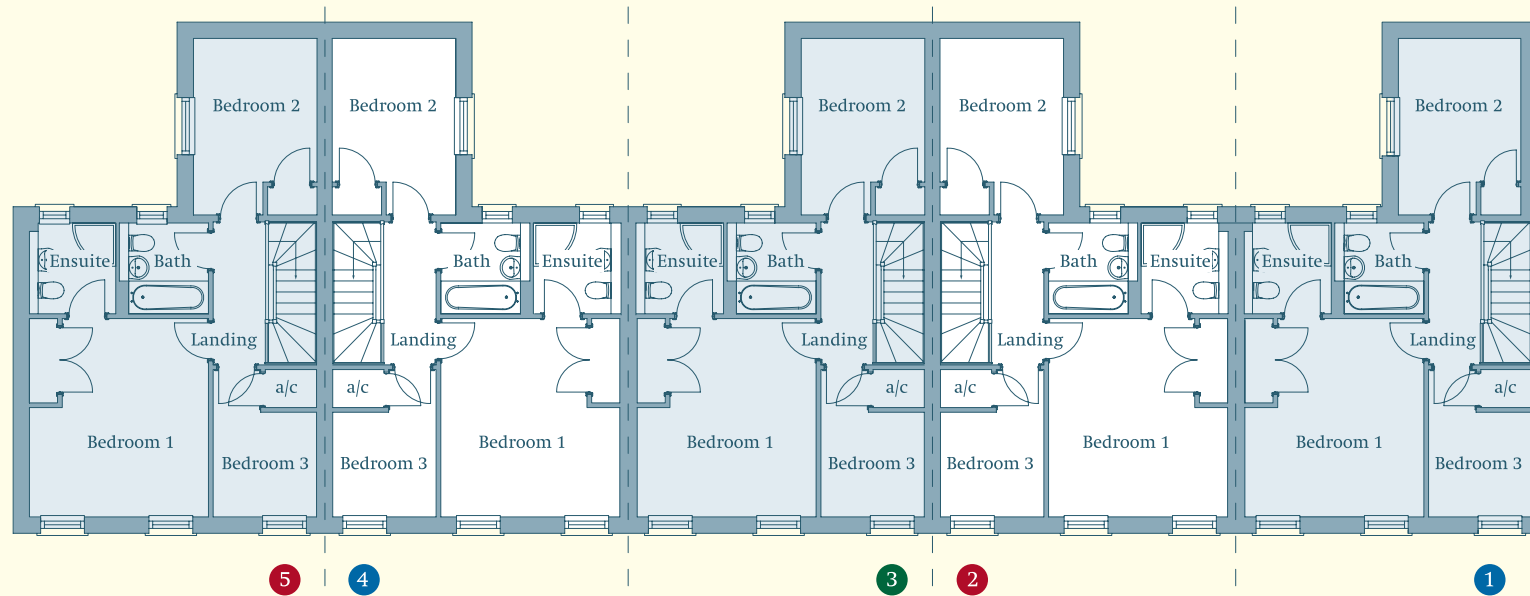
Ground floor

Dimensions Metric (Imperial)	Plot 5	Plot 4	Plot 3	Plot 2	Plot 1
Living Room	6290 x 4760 (20'8" x 15'7")*	6290 x 4760 (20'8" x 15'7")*	6290 x 4760 (20'8" x 15'7")*	6290 x 4760 (20'8" x 15'7")*	6290 x 4760 (20'8" x 15'7")*
Kitchen/Dining Room	5895 x 3340 (19'4" x 10'11")	6130 x 3340 (20'1" x 10'11")	6130 x 3340 (20'1" x 10'11")	6105 x 3340 (20'0" x 10'11")	5910 x 3340 (19'5" x 10'11")
Studio/Sun Room	3570 x 2800 (11'9" x 9'2")	-	-	-	4710 x 4605 (15'5" x 15'1")
Guest Bedroom	-	-	-	-	3340 x 3115 (10'11" x 10'3")*

Notes: Please note all measurements are from plans and may be subject to change. *Minimum dimensions. **Maximum dimensions.



Plots 1 - 5 front elevation.



First floor

Dimensions Metric (Imperial)	Plot 5	Plot 4	Plot 3	Plot 2	Plot 1
Bedroom 1	4230 x 3815 (13'11" x 12'6")**	4230 x 3815 (13'11" x 12'6")**	4230 x 3815 (13'11" x 12'6")**	4230 x 3815 (13'11" x 12'6")**	4230 x 3815 (13'11" x 12'6")**
Bedroom 2	3765 x 2635 (12'4" x 8'8")**	3765 x 2635 (12'4" x 8'8")**	3765 x 2635 (12'4" x 8'8")**	3765 x 2635 (12'4" x 8'8")**	3765 x 2610 (12'4" x 8'7")**
Bedroom 3	2230 x 2205 (7'4" x 7'3")*	2230 x 2205 (7'4" x 7'3")*	2230 x 2205 (7'4" x 7'3")*	2230 x 2205 (7'4" x 7'3")*	2230 x 2190 (7'4" x 7'2")*

Notes: Please note all measurements are from plans and may be subject to change. *Minimum dimensions. **Maximum dimensions.

Enjoy... the location

In the heart of rural Wiltshire.



Ideally situated in one of the finest market towns in Southern England, there is plenty to enjoy in the local area.

Outdoor and country pursuits abound, World Heritage sites such as Avebury and Silbury Hill are just a few minutes away and Savernake Forest - ancient hunting ground of William the Conqueror - lies just across the Kennet Valley to the south.

Swindon is the nearest large town, whilst Bath, Oxford and Salisbury are all roughly an hour's drive away.



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Artist's impression. Indicative only.





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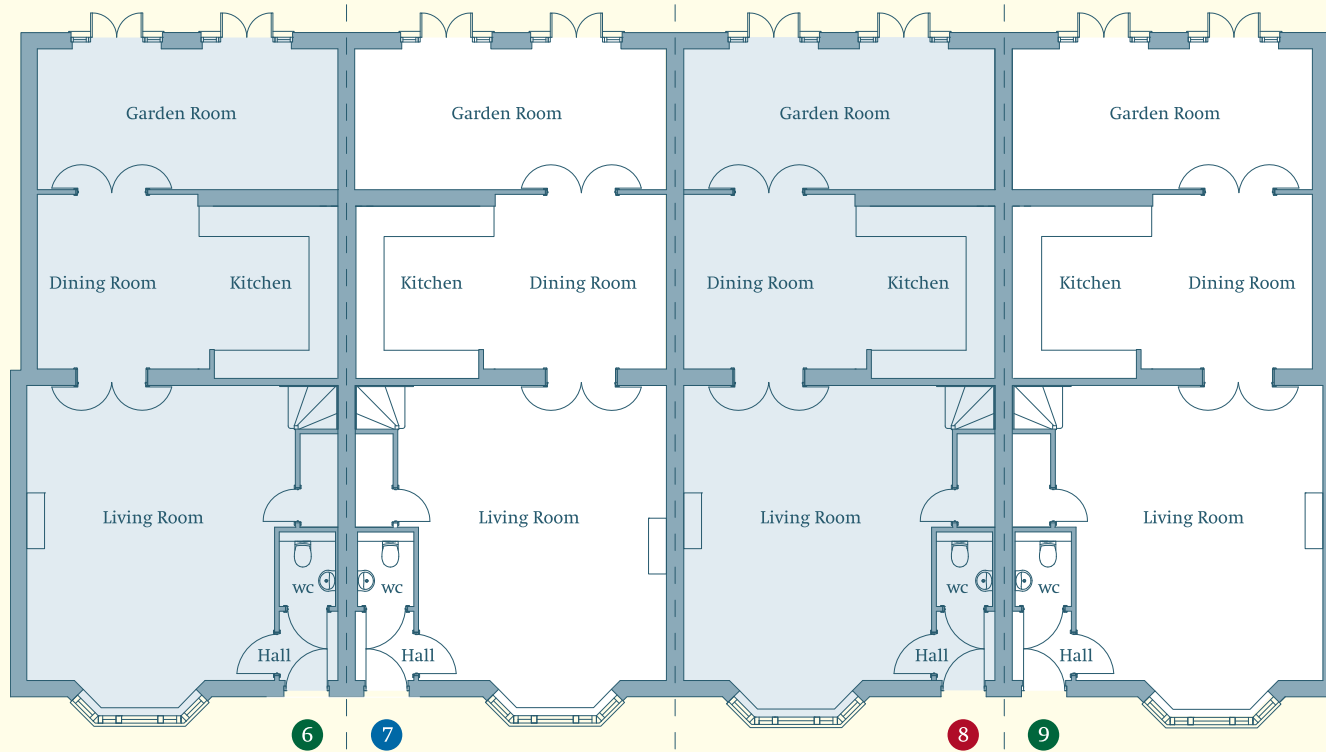
Plots 6 - 9 & 10 - 11

Artist's impression

Forming the Eastern and Southern aspects of Kingsbury Mews, plots 6 - 9 and 10 - 11 are all 3 bedroom properties, benefitting from living room, open plan kitchen/dining room and garden room to the ground floor. Upstairs offers master bedroom with ensuite, 2 further bedrooms and an additional bathroom. These plots enjoy secluded rear gardens and for added character, plots 10 and 11 are split level.

Plots 6 - 9

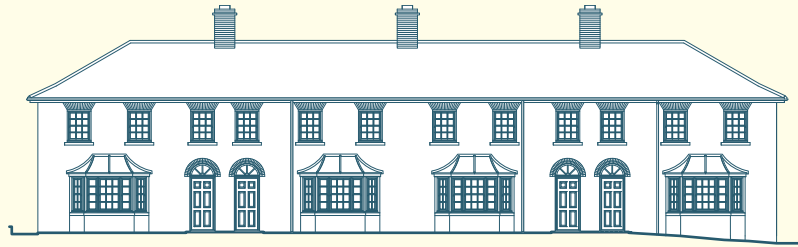
Floor plans and dimensions



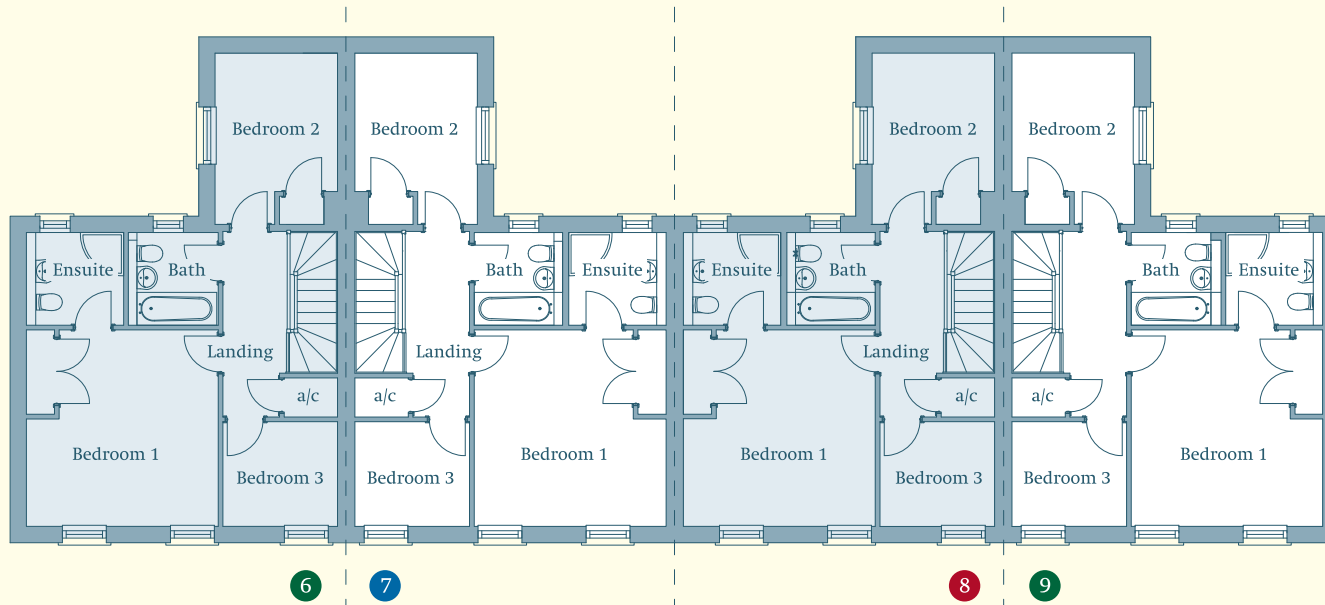
Ground floor

Dimensions Metric (Imperial)	Plot 6	Plot 7	Plot 8	Plot 9
Living Room	6290 x 5285 (20'8" x 17'4")*	6290 x 5285 (20'8" x 17'4")*	6290 x 5285 (20'8" x 17'4")*	6290 x 5265 (20'8" x 17'3")*
Kitchen/Dining Room	6410 x 3725 (21'0" x 12'3")	6650 x 3725 (21'10" x 12'3")	6635 x 3725 (21'9"* x 12'3")	6400 x 3725 (21'0" x 12'3")
Garden Room	6410 x 3000 (21'0" x 9'10")	6650 x 3000 (21'10" x 9'10")	6635 x 3000 (21'9" x 9'10")	6400 x 3000 (21'0" x 9'10")

Notes: Please note all measurements are from plans and may be subject to change. *Minimum dimensions. **Maximum dimensions.



Plots 6 - 9 front elevation.



First floor

Dimensions Metric (Imperial)	Plot 6	Plot 7	Plot 8	Plot 9
Bedroom 1	4190 x 4090 (13'9" x 13'5")**	4190 x 4090 (13'9" x 13'5")**	4190 x 4090 (13'9" x 13'5")**	4190 x 4090 (13'9" x 13'5")**
Bedroom 2	3650 x 2610 (12'0" x 8'7")**	3650 x 2610 (12'0" x 8'7")**	3650 x 2610 (12'0" x 8'7")**	3650 x 2610 (12'0" x 8'7")**
Bedroom 3	2445 x 2235 (8'0" x 7'4")	2445 x 2235 (8'0" x 7'4")	2445 x 2235 (8'0" x 7'4")	2445 x 2235 (8'0" x 7'4")

Notes: Please note all measurements are from plans and may be subject to change. *Minimum dimensions. **Maximum dimensions.

Plots 10 & 11

Artist's impression



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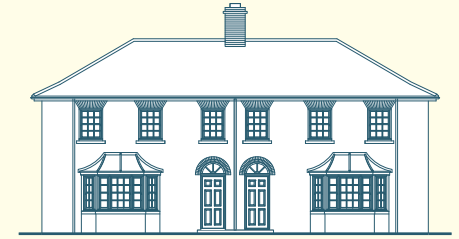
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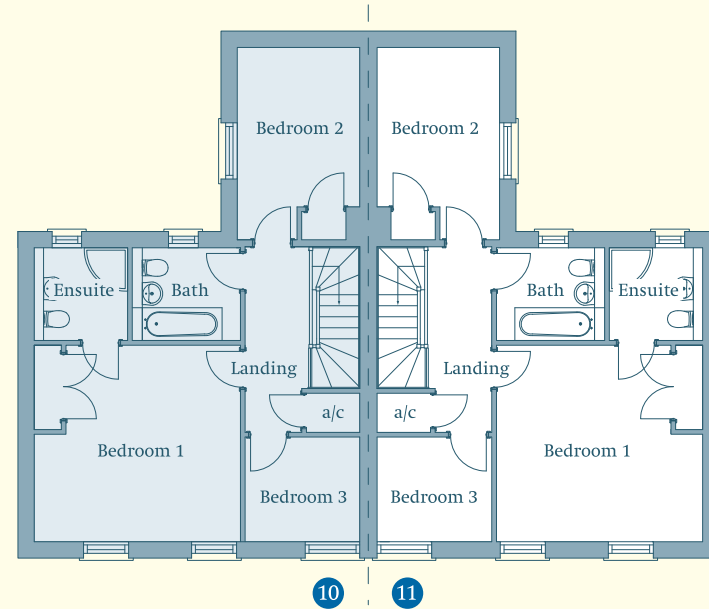
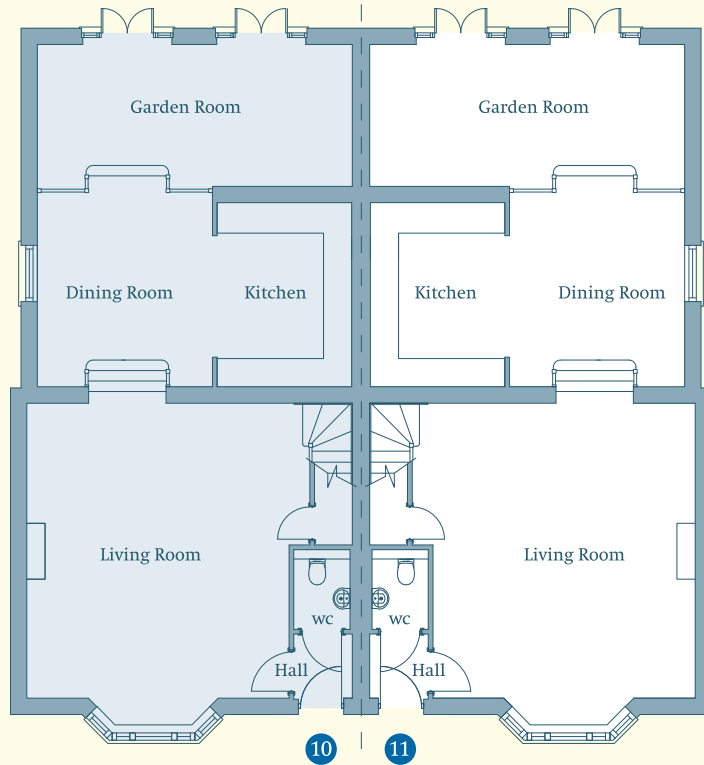
Artist's impression. Indicative only.

Plots 10 & 11

Floor plans and dimensions



Plots 10 & 11 front elevation.



Ground floor (split level)

Dimensions Metric (Imperial)	Plot 10	Plot 11
Living Room	6290 x 5595 (20'8" x 18'4")*	6290 x 5595 (20'8" x 18'4")*
Kitchen/Dining Room	6715 x 4140 (22'0" x 13'7")**	6715 x 4140 (22'0" x 13'7")**
Garden Room	6715 x 3025 (22'0" x 9'11")	6715 x 3025 (22'0" x 9'11")

First floor

Dimensions Metric (Imperial)	Plot 10	Plot 11
Bedroom 1	4340 x 4190 (14'3" x 13'9")**	4340 x 4190 (14'3" x 13'9")**
Bedroom 2	4100 x 2610 (13'5" x 8'7")**	4100 x 2610 (13'5" x 8'7")**
Bedroom 3	2445 x 2230 (8'0" x 7'4")	2445 x 2230 (8'0" x 7'4")

Notes: Please note all measurements are from plans and may be subject to change.

*Minimum dimensions. **Maximum dimensions.

Enjoy... the town

Just a short walk away.



With peaceful riverside parks, excellent shopping facilities and a wealth of cafés, bars and restaurants, Marlborough certainly provides plenty of variety.

Enjoying a thriving arts' community, one of the town's main attractions is the famous annual Jazz Festival, which draws artists and performers from around the world.

Whether it's a leisurely stroll up Kingsbury Street to the common and private golf club, or a gentle walk down into the bustling High Street, you're certain to find something to enjoy in Marlborough.

Plot 12

Artist's impression



Artist's impression. Indicative only.

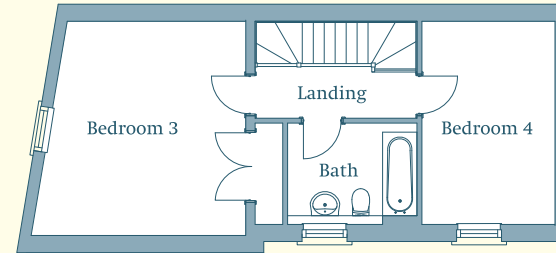
Plot 12

Floor plans and dimensions

Situated at the entrance to Kingsbury Mews lies a traditional 3 storey townhouse. Complete with living room, entrance hall, wc, dining room, kitchen and sun room to the ground floor, 2 bedrooms to the first floor - both with ensuite - with a further 2 bedrooms and bathroom to the second floor.

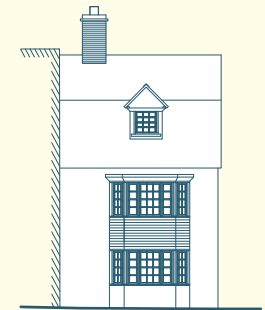
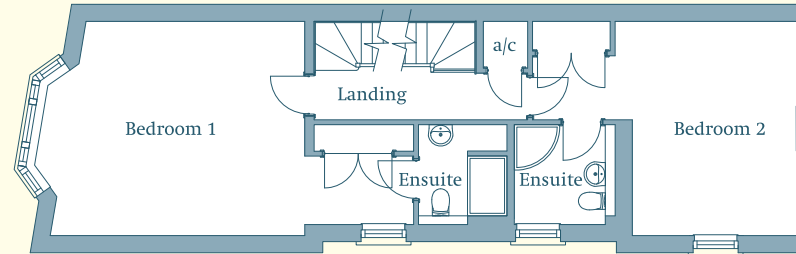
Second floor

Dimensions Metric (Imperial)	
Bedroom 3	4380 x 3630 (14'4" x 11'11")*
Bedroom 4	4130 x 2705 (13'7" x 8'10")



First floor

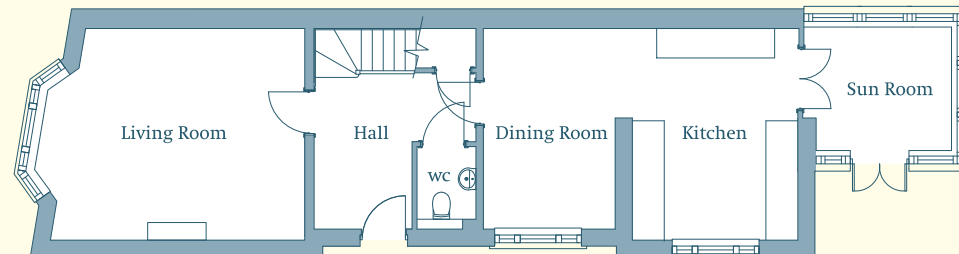
Dimensions Metric (Imperial)	
Bedroom 1	4450 x 4380 (14'7" x 14'4")*
Bedroom 2	4355 x 3365 (14'3" x 11'0")*



Plot 12 front elevation.

Ground floor

Dimensions Metric (Imperial)	
Living Room	4460 x 4305 (14'8" x 14'1")*
Dining Room	4080 x 2680 (13'5" x 8'10")
Kitchen	4305 x 3365 (14'1" x 11'0")
Sun Room	2775 x 2555 (9'1" x 8'5")



Notes: Please note all measurements are from plans and may be subject to change. *Minimum dimensions. **Maximum dimensions.

Specifications

Thomas Homes - the key to quality.



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From considerate and thoughtful design, to fixtures, fittings, build and finish, every aspect of a Thomas Homes property undergoes many hours of care and attention. As well as a stunning new home in a beautiful location, our Kingsbury Mews properties will benefit from the following specifications, including a 10 year building guarantee.

Kitchen

- Handmade kitchens with granite worktops.
- Bosch double oven, four ring gas hob and chimney hood in brushed steel.
- Fully integrated fridge/freezer, dishwasher and washer/dryer.
- Stainless steel under-mounted 1¹/₂ sink.
- Chrome mixer tap.
- Ceramic flooring.

Bathroom, Ensuite & Cloakroom

- High quality white wall-hung sanitaryware.
- Heated towel rail.
- Chrome furniture.
- Shaver sockets to bathroom & ensuite.

Heating & Ventilation

- Each house is built to a specification 25% more energy efficient than current Building Regulations.
- Gas central heating system with 2 control zones.
- Radiators with thermostatic valves.
- Pressurised hot water system.
- Double glazed sliding sash windows.

Lighting, TV & Telephone

- Energy efficient lighting to all rooms.
- Telephone points to living room, hall, kitchen and bedrooms 1 and 3.
- TV points to living room, kitchen and all bedrooms.
- Communal TV system and satellite dish suitable for Sky+.

Security & Safety

- Wiring for security alarm.
- Window locks to all windows.
- Mains operated smoke detectors with battery backup.

Exterior

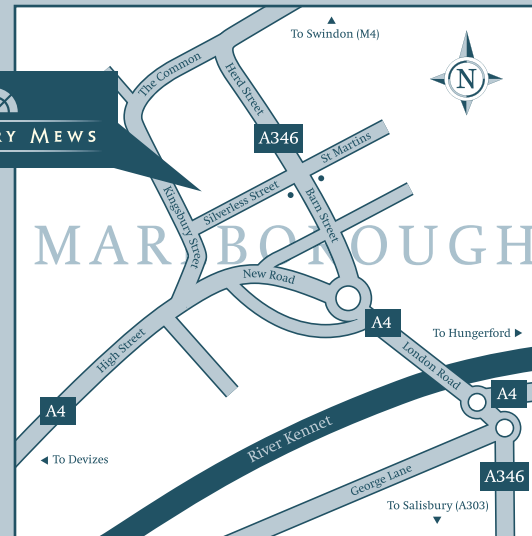
- Fully landscaped gardens and communal areas.
- Communal refuse and recycling stores.
- Dedicated parking space.
- Visitor parking spaces.
- External tap.

The view of St Mary's Church with Savernake Forest in the distance, looking down Kingsbury Street from opposite the entrance of Kingsbury Mews.



Directions

to Kingsbury Mews.



For more details, call
01672 514 916
 or visit thomashomes.co.uk

From the North (M4)

From the A419 or M4 (j15), take the A346, following signs for Marlborough and Devizes. Continue on A346 until you arrive at Marlborough. After passing Marlborough Golf Club on your right, take the next right, onto The Common. Follow this road, heading downhill towards the town centre, past Coles Restaurant. Kingsbury Mews is on the left hand side after approximately 100 yards.

From the East (A4) and South (A346)

Arriving at the double mini roundabouts, follow signs for Swindon and M4. At the next single roundabout, take the second exit, heading up the hill to a set of traffic lights. After the lights, turn left into Silverless Street. Continue to the end of Silverless Street and then turn right onto Kingsbury Street. Kingsbury Mews is on the right hand side after approximately 100 yards.

From the West (A4)

Follow the A4 into Marlborough High Street. Continue to the far end of the High Street, taking the left turn onto Kingsbury Street. Kingsbury Mews is on the right after approximately 100 yards.

Postcode for satnav: SN8 1JA

Selling Agents



Property Misdescriptions Act

These particulars have been prepared for prospective purchasers, for guidance only. They are not part of an offer or contract. While some descriptions are inevitably subjective, and information is given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must, therefore, be treated as approximate. Some variation in the finished construction or landscaping should be expected. Please note that any artist's impressions were commissioned before finalisation of the plans and landscaping details and, as such, are for illustrative purposes only. Any landscaping shown on artist's impressions and site plans indicate possible mature landscaping. The site plan is indicative only, not to scale, and for guidance only. Indicative interior photography taken at previous Thomas Homes developments. Please note: Building sites can be dangerous. The agents are happy to meet prospective purchasers on site to discuss requirements with them. However, when visiting, please take sensible precautions and do not allow children to wander unaccompanied.