



Meadowvale, Calne Road
Lyneham

£399,995

Lyneham

Computer generated images and floor plans are representative and used for illustration purposes only. Dimensions shown are internal finished dimensions which may vary as each home is built individually and the precise internal finishes may not always be the same. Please be aware that window and door positions could vary due to plot orientation.

These particulars are intended for guidance only and their accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty.

- NO ONWARD CHAIN
- GARDENS LANDSCAPED TO FRONT AND TURFED TO REAR
- LUXURY FITTED KITCHEN WITH INTEGRATED AEG OVEN AND INDUCTION HOB
- ELECTROLUX INTEGRATED APPLIANCES
- LVT/AMTICO FLOORING TO KITCHEN, DINING, UTILITY AND BATHROOMS
- SPACEPRO FITTED WARDROBES TO BEDROOM 1
- ELECTRIC CAR CHARGING UNIT
- AIR SOURCE HEAT PUMP
- ULTRA FAST HARDWIRED FIBRE BROADBAND

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND
THE STONELEIGH | THE WOODMOUNT

[illegible]

- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Self Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downpour Chrome Brassware
- Aqualisa Man 2-way Mixer Shower with Ceiling Drencher and Adjustable Rainfall to Bathroom and En-Suites
- Aqualisa Man 3-way Mixer Shower with Wall Drencher and Adjustable Hose to Bathrooms with No Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice from our 'Telfair Standard Range'
- Shower Cubicles to be Fully-Tiled with a 'Choice' from our 'Telfair Standard Range'
- Half-High Tiling to all Sanitaryware Walls in Cloakroom with a 'Choice' from our 'Telfair Standard Range'
- White Vitrified Wall Tiles to Bathrooms and En-Suites
- White Shower Sockets to Bathrooms and En-Suites
- White Downlight to Bathrooms and En-Suites

- 10-Year LAHC Warranty
- 2-Year Wain Homes Warranty

- Carpets from our Standard Range to Choice of Finishes**
- All Walls and Ceilings to have Cornices
- Staircase, including Newel Posts and Handrails Finished in White
- Oak Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Glass and Door Furniture
- Ultrafast Hard Wired Fibre Broadband
- CAT5 cabling to Lounge and Bedroom
- Slimline White Sockets and Switches
- Hard Wired Smoke Detectors with Ionisation
- White USB sockets to Kitchen, Lounge and all Bedrooms
- System 3 Ventilation System to Whole House

- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral areas (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fence



Hall

Lounge

9' 11" x 17' 5" (3.01m x 5.31m)

Kitchen / Dining Family Room

12' 7" x 9' 6" (3.84m x 2.89m)

An open plan area with French doors leading to garden.

Cloakroom

Landing

Providing access to all 1st floor rooms as well as storage cupboard.

Bedroom 1

10' 1" x 13' 2" (3.07m x 4.01m)

En-suite

Bedroom 2

12' 7" x 7' 1" (3.84m x 2.17m)

Bedroom 3

8' 3" x 10' 0" (2.51m x 3.05m)

Bathroom



LYNEHAM MEADOWS SPECIFICATION

THE GLENSIDE | THE COPPICE | THE FIRGLADE | THE MEADOWVALE | THE PARKLAND
THE STONELEIGH | THE WOODMOUNT

tchen* with a Choice of Finishes**
tops to Kitchen with Matching Upstands
EG Single/Double Electric Oven,
fob and Glass Splashback***
rated Dishwasher
rated Washing Machine
rated Fridge Freezer
ainless Steel Sink and Tap to the Kitchen
rless Steel Sink and Tap to Utility Rooms
le)
ts to Kitchen

f Wardrobes with Sliding Doors to

l Point to Bedroom 1
l to Bedroom 1
CAT6 Wiring to Bedroom 1

TEM

t Pumps
rt Thermostat

BATHROOMS

- Roca Vanity Unit to Bathroom and En-Suite 1* in a Choice of Finishes**
- Roca Gap Sanitaryware to Cloakroom and En-Suite 2 in White with Semi Pedestals and Soft Close Seats
- Roca Gap Bath
- Aqualisa Downtown Chrome Brassware
- Aqualisa Mian 2-way Mixer Shower with Ceiling Drencher and Adjustable Hose to Shower Cubicles
- Aqualisa Mian 3-way Mixer Shower with Wall Drencher and Adjustable Hose to Baths with no Separate Shower Cubicle
- Chrome Shower Cubicles
- Bathrooms and En-Suites to be Half-Tiled throughout with a Choice** from our Tlfeair Standard Range*
- Shower Cubicles to be Fully-Tiled with a Choice** from Our Tlfeair Standard Range*
- Half-Height Tiling to all Sanitaryware Walls in Cloakroom with a Choice** from our Tlfeair Standard Range*
- White Heated Towel Rail to Bathroom and En-Suites
- White Downlights to Bathrooms and En-Suites
- White Shaver Socket to Bathrooms and En-Suites

WARRANTIES

- 10-Year LABC Warranty
- 2-Year Wain Homes Warranty

OTHER INTERNAL FEATURES

- LVT/Amico Flooring to Kitchen, Dining, Utilit En-Suites and Cloakrooms in a Choice of Fini
- Carpets from our Standard Range to all other Choice of Finishes**
- All Walls and Ceilings to have Covermatt Emu Finished in White
- Oak Handrail and Newel Caps
- Contemporary 5-Panel Oak Doors with Chron Door Furniture
- Ultrafast Hard Wired Fibre Broadband†
- CAT6 cabling to Lounge and Bedroom 1
- Slimline White Sockets and Switches to all Ro
- Hard Wired Smoke Detectors with Battery Ba
- White USB sockets to Kitchen, Lounge, Famil and all Bedrooms
- System 3 Ventilation System to Wet Rooms a

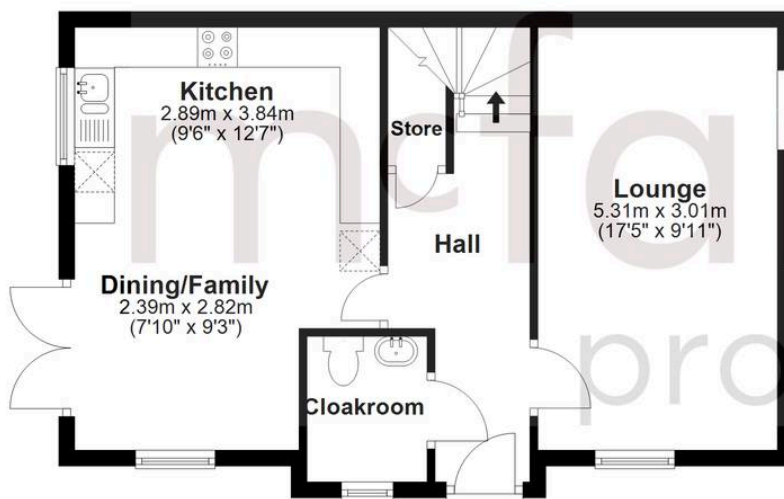
EXTERNAL FEATURES

- PVCu Grey Double Glazed Windows, French l Rear Doors
- Black Rainwater Goods
- External PIR Lights to Front and Rear
- External Tap
- Power and Lighting to all Integral and Detach (where applicable)
- Gardens Landscaped to Front
- Gardens Turfed to Rear
- Electric Car Charging Unit
- 1.8m Close Boarded Divisional Fencing to Re

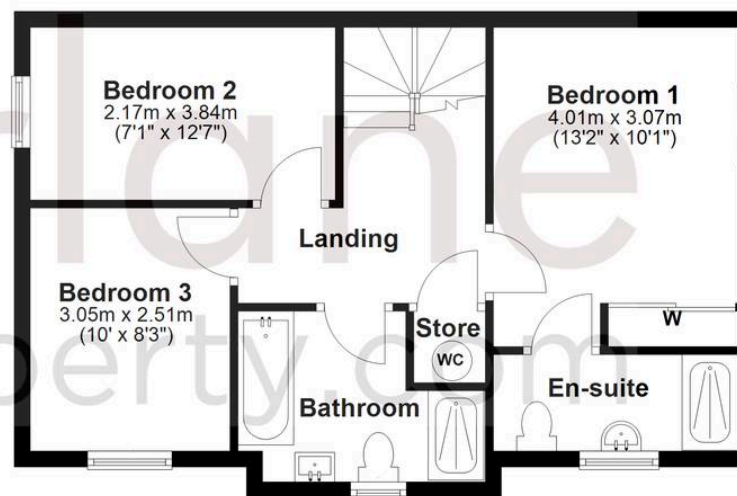
* - **Subject to build stage. ***Size depending on house type. †Ultrafast Fibre is the latest in broadband technology that sees your broadband speeds 10x the generation of internet, as fibre optic technology evolves, you'll already have everything you need in your property to get the benefits. may be not fully active at completion stage until the relevant works have been completed by the service provider. †Excluding mirrors. †Unless stipulated savings.



Ground Floor



First Floor



McFarlane Sales & Lettings

Royal Wootton Bassett Office, 32 High Street, Royal Wootton Bassett – SN4 7AF

01793 855558 • rwb@mcfarlaneproperty.com •