

# NURSTEED MEADOWS

WILTSHIRE



9 LUXURY FARM HOUSES . NURSTEED MEADOWS . DEVIZES . WILTSHIRE







NINE UNIQUE  
PRESTIGIOUS  
HOMES.



## DESCRIPTION

In times past farm workers had a real love of the countryside, skill and craftsmanship was apparent everywhere and memories of the country dwellers and their traditional farming is still evident in the village community.

In keeping with tradition, Luckington Homes has pleasure in presenting Nursteed Meadows where you can find traces of this lifestyle still surviving and flourishing today. These beautifully created homes incorporate the time honoured, traditional use of local materials and construction techniques, in order to maintain the essence of the original farm structures whilst incorporating contemporary interior design and fittings.

These nine unique, prestigious homes undoubtedly complement the essential character of their picturesque and historic setting on the outskirts of Nursteed nestling beside the open countryside.

## LOCATION

Nursteed Meadows is located in a delightful semi rural location on the south eastern side of Devizes, nestling under Monument Hill. The historic market town of Devizes dates back in part to the 11th Century and boasts architectural delights from the Medieval and Norman age, through to bold Victorian dwellings and attractive Georgian Streets.

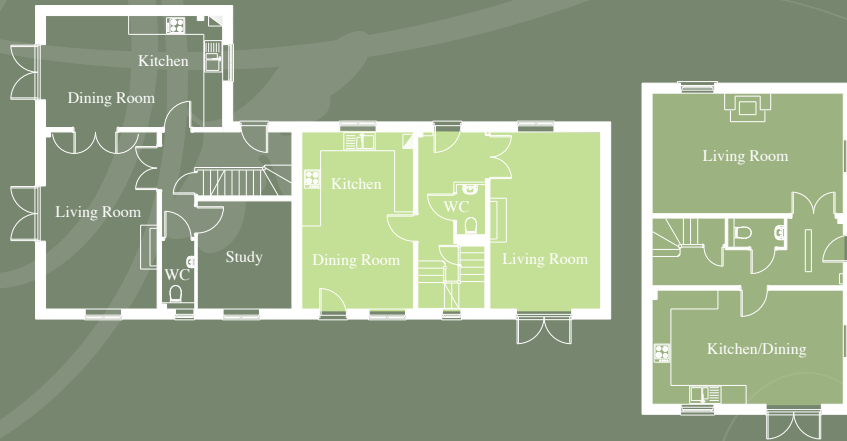
Traditions are still upheld with the central Market Place enjoying a thriving weekly market offering a range of local produce. Horse drawn drays still deliver the locally brewed Wadworths Ales around the town, whilst colourful barges gently cruise the famous 29 locks of the Kennet and Avon Canal.

Devizes is blessed with many amenities including town centre shopping for all ages, a leisure centre and a variety of coffee shops and quality restaurants. Respected local schools include Wansdyke and St John's primary schools and Devizes secondary school. Private schools in the locality include Dauntsey's School, Marlborough College and St Mary's in Calne.

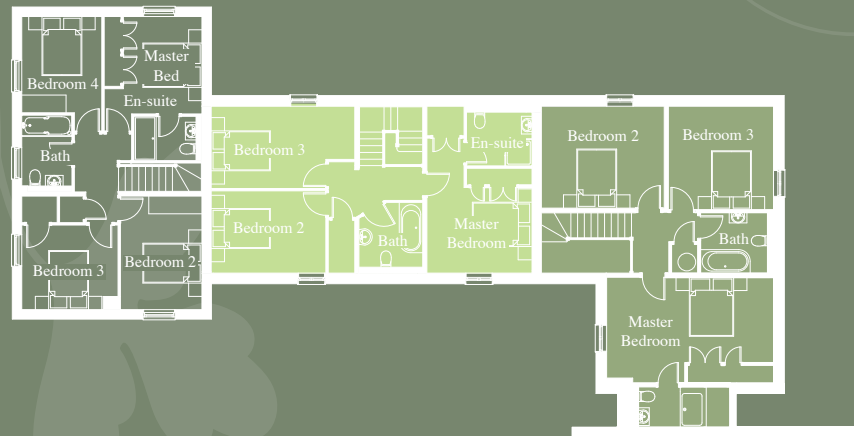
Devizes has excellent transport links with mainline railway stations in nearby Chippenham, Pewsey and Westbury. The other major centres of Swindon, Chippenham, Marlborough, Bath and Salisbury are all within a thirty mile radius, and the M4 Junction 17 is only 15 miles away.



## GROUND FLOOR



## FIRST FLOOR



## HOUSES 1 / 2 / 3

### HOUSE 1

Living room	- 6100 x 3845mm.	Living room	- 20'0" x 12'6"
Kitchen/Dining	- 6100 x 3640mm.	Kitchen/Dining	- 20'0" x 11'9"
Bedroom 1	- 3310 x 3300mm.	Bedroom 1	- 10'8" x 10'8"
Bedroom 2	- 3845 x 2760mm.	Bedroom 2	- 12'6" x 9'0"
Bedroom 3	- 3260 x 2865mm.	Bedroom 3	- 10'6" x 9'3"
Bedroom 4	- 3260 x 2710mm.	Bedroom 4	- 10'6" x 8'8"

Total area 121 sq m 1306 sq ft

### HOUSE 2

Living room	- 5650 x 3535mm.	Living room	- 18'5" x 11'5"
Kitchen/Dining	- 5650 x 3560mm.	Kitchen/Dining	- 18'5" x 11'6"
Bedroom 1	- 4570 x 3560mm.	Bedroom 1	- 14'9" x 11'6"
Bedroom 2	- 3880 x 2785mm.	Bedroom 2	- 12'7" x 9'1"
Bedroom 3	- 4860 x 2785mm.	Bedroom 3	- 15'9" x 9'1"

Total area 116 sq m 1248 sq ft

### HOUSE 3

Living room	- 5650 x 3560mm.	Living room	- 18'5" x 11'6"
Kitchen/Dining	- 5650 x 3570mm.	Kitchen/Dining	- 18'5" x 11'7"
Study	- 3450 x 3020mm.	Study	- 11'3" x 9'9"
Bedroom 1	- 5650 x 3570mm.	Bedroom 1	- 18'5" x 11'7"
Bedroom 2	- 4160 x 3450mm.	Bedroom 2	- 13'6" x 11'3"
Bedroom 3	- 3560 x 3510mm.	Bedroom 3	- 11'6" x 11'5"

Total area 135 sq m 1452 sq ft

All dimensions are maximum measurements.

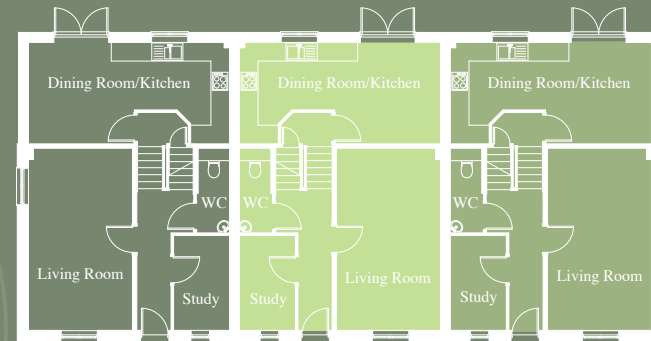
# HOUSES 4 / 5 / 6

## GROUND FLOOR

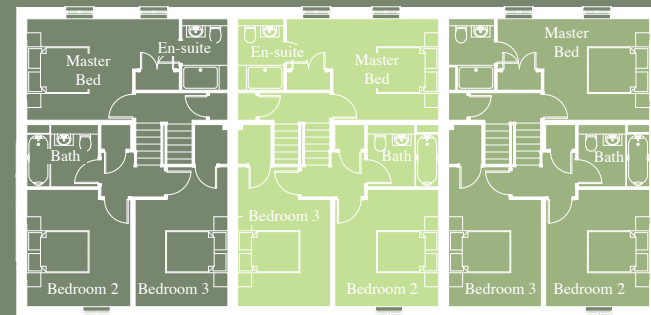
### HOUSE 4 / 5 / 6

Living room	- 5850 x 3340mm.	Living room	- 19'1" x 10'9"
Kitchen/Dining	- 6460 x 3260mm.	Kitchen/Dining	- 21'1" x 10'6"
Study	- 3050 x 1800mm.	Study	- 10'0" x 5'9"
Bedroom 1	- 4900 x 3260mm.	Bedroom 1	- 16'0" x 10'6"
Bedroom 2	- 3770 x 3340mm.	Bedroom 2	- 12'3" x 10'9"
Bedroom 3	- 4495 x 2980mm.	Bedroom 3	- 14'7" x 9'7"

Total area 120 sq m 1291 sq ft



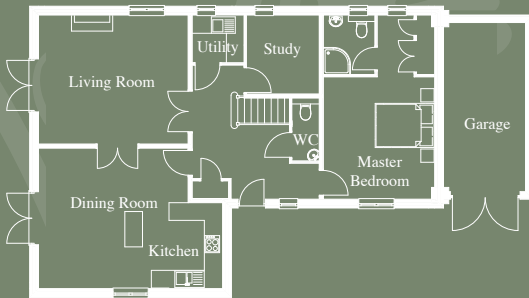
## FIRST FLOOR



All dimensions are maximum measurements.

# HOUSE 7

## GROUND FLOOR



### HOUSE 7

Living room	- 5060 x 4360mm.	Living room	- 16'6" x 14'3"
Kitchen/Dining	- 6210 x 4750mm.	Kitchen/Dining	- 20'3" x 15'18"
Study	- 2660 x 2470mm.	Study	- 8'7" x 8'1"
Utility	- 1760 x 1600mm.	Utility	- 5'7" x 5'2"
Bedroom 1	- 5530 x 3760mm.	Bedroom 1	- 18'1" x 12'3"
Bedroom 2	- 5670 x 3220mm.	Bedroom 2	- 18'6" x 10'5"
Bedroom 3	- 6210 x 4210mm.	Bedroom 3	- 20'3" x 13'8"
Bedroom 4	- 5660 x 3820mm.	Bedroom 4	- 18'5" x 12'5"

Total area 190 sq m 2054 sq ft

### HOUSE 8

Living room	- 5875 x 3960mm.	Living room	- 19'2" x 12'9"
Kitchen/Dining	- 5875 x 3410mm.	Kitchen/Dining	- 19'2" x 11'1"
Bedroom 1	- 5230 x 3410mm.	Bedroom 1	- 17'1" x 11'1"
Bedroom 2	- 4095 x 2900mm.	Bedroom 2	- 13'4" x 9'5"
Bedroom 3	- 3280 x 3000mm.	Bedroom 3	- 10'7" x 9'8"

Total area 116 sq m 1245 sq ft

## FIRST FLOOR



### HOUSE 9

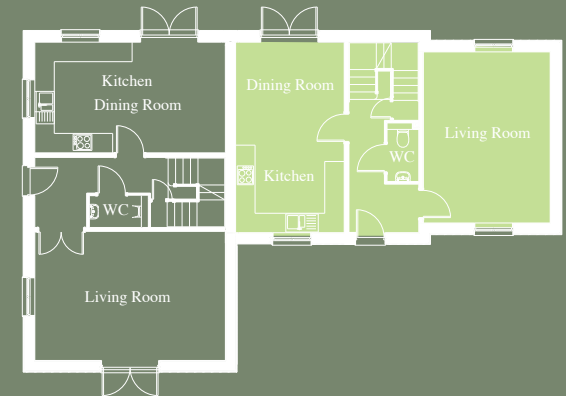
Living room	- 5275 x 3910mm.	Living room	- 17'3" x 12'8"
Kitchen/Dining	- 5875 x 3350mm.	Kitchen/Dining	- 19'2" x 10'9"
Bedroom 1	- 5230 x 3350mm.	Bedroom 1	- 17'1" x 10'9"
Bedroom 2	- 3910 x 2665mm.	Bedroom 2	- 12'8" x 8'7"
Bedroom 3	- 3910 x 2530mm.	Bedroom 3	- 12'8" x 8'3"

Total area 110 sq m 1178 sq ft

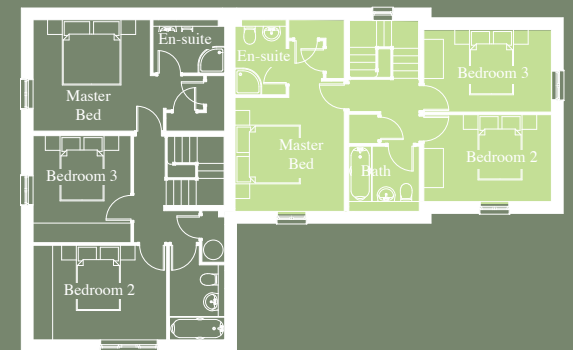
All dimensions are maximum measurements.

# HOUSES 8 / 9

## GROUND FLOOR



## FIRST FLOOR





# SPECIFICATION



With distinctive architectural design and an emphasis on a high level of build quality and internal specification throughout, the homes at Nursteed Meadows are carefully designed traditionally constructed houses using materials characteristic to the location. A blend of rustic bricks and timber feather boarding are used on the elevations, small clay tiles or slates to the roofs combine to create homes of character and desirability. All homes are designed and built to a high level of thermal insulation and conform to all Zurich Buildmark regulations.

## SPECIFICATION VARIATIONS

Specifications may vary on each plot. Before entering into negotiations purchasers are requested to check with the Selling Agents.

## GENERAL

- Gas fired central heating with individual thermostatic radiator controls.
- Traditional wooden windows with double glazing and security locking.
- Panelled oak interior doors with satin chrome furniture.
- Moulded skirting and architrave.
- Traditional style external doors and wrought iron furniture.
- Stone feature fireplace with gas or electric connections depending upon location.
- Garden hose tap.
- Allocated parking spaces or garage wired with mains electricity.
- Zurich Buildmark Guarantee.

## KITCHEN

- Fully fitted kitchen, including gas hob, electric oven and extractor fan with co-ordinated worktops.
- Integrated Neff/Indesit dishwasher, washer dryer, freezer, fridge (or split) .
- Ceramic floor tiling.
- House 7 has utility room with stand alone washing machine and tumble dryer.

## ELECTRICAL

- Low voltage downlights to kitchen, family bathroom and en-suite.
- Telephone points and double sockets throughout.
- Wiring for security alarm system and fitted smoke detectors.
- TV aerial point to lounge and Master Bedroom with cable to accept digital and analogue reception with Sky + cabling provision.
- Coach light lantern with PIR detector fitting with low energy bulb to front porches.

## BATHROOMS- ENSUITE

- Sanitary ware & furniture - Ideal Standard Baths - Vitra Carron taps & shower equipment - Grohe, Bristan, Inta Shower Enclosures & screens – Lakes.
- Co-ordinated ceramic/porcelain tiling to bathrooms and ensuite.

## LANDSCAPING

- Turf and landscaping to front garden.
- Patio area to rear garden.
- Rear gardens to lawn and landscaping (where appropriate) with hedge, willow and panel fencing.
- Stone pathways.



## LOCATION



Strakers . 6/7 Market Place . Devizes . Wiltshire . SN10 1HT  
 Tel: 01380 723 451 . email: devizes@strakers.co.uk . web: www.strakers.co.uk

Please note that the developers, the development team, its agents and employees pursue a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended as a guide and the company reserves the right to alter or amend the specification as necessary, without prior notice.



*Luckington Homes*

www.luckington-homes.co.uk  
 More land required contact 01202 894 400